

6/18/2018 2:03:53 PM

PLANNED DEVELOPMENT PERMIT
FOR
SOUTH BASCOM GATEWAY STATION
A MIXED-USE, RETAIL, AND TRANSIT-ORIENTED SIGNATURE PROJECT DEVELOPMENT BY BAY WEST DEVELOPMENT



BAYWEST
DEVELOPMENT

WRNSSTUDIO

501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO, CA 94107
415.489.2224 TEL
415.359.9100 FAX
WWW.WRNSSTUDIO.COM



CARLSON,
BARBEE &
GIBSON, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS



GLS LANDSCAPE ARCHITECTURE
2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

TITLE SHEET

SHEET NO:

1.0

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PROJECT INFORMATION (CONCEPTUAL)

PROJECT DESCRIPTION

GATEWAY STATION IS A MIXED-USE PROJECT LOCATED AT THE INTERSECTION OF SOUTH BASCOM AVENUE AND SOUTHWEST EXPRESSWAY. THE SITE IS SITUATED AT THE SOUTHERN EDGE OF THE SOUTH BASCOM URBAN VILLAGE GENERAL PLAN BOUNDARY. THE PROJECT SITE IS DESIGNATED AS PART OF THE TRANSIT-ORIENTED DEVELOPMENT GATEWAY CHARACTER AS IT IS LOCATED ADJACENT TO THE BASCOM VTA LIGHT RAIL STATION.

THE PROJECT INCLUDES: 208,000 GROSS SQUARE FEET OF COMMERCIAL OFFICE (UP TO 300,000), 590 UNITS OF TRANSIT-ORIENTED RESIDENTIAL (UP TO 600 UNITS), AND A PUBLICLY-ACCESSIBLE OUTDOOR PARK SPACE THAT BOTH VISUALLY AND PHYSICALLY CONNECTS SOUTH BASCOM AVENUE TO THE BASCOM VTA PLATFORM.

THE SITE IS UNDERGOING PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP) TO CP(PD) PLANNED DEVELOPMENT ZONING. THE COMMERCIAL USES OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS ALLOWED IN THE URBAN VILLAGE COMMERCIAL DESIGNATION OF THE SOUTH BASCOM URBAN VILLAGE PLAN. THE RESIDENTIAL USES OF THIS PROJECT ARE ALLOWED THROUGH THE PROJECT'S CONFORMANCE WITH THE REQUIREMENTS OF THE SAN JOSE "SIGNATURE PROJECT" PROCESS.

PROJECT DATA

PROJECT ADDRESS: 1410 S BASCOM AVE, SAN JOSE, CA 95128

ASSESSOR'S PARCEL NUMBER: 282-26-007, 282-26-011, and 282-26-012

GENERAL PLAN DESIGNATION: URBAN VILLAGE COMMERCIAL

EXISTING ZONING DESIGNATION: CP (COMMERCIAL PEDESTRIAN)

PROPOSED USE: MIXED USE (OFFICE, TRANSIT-ORIENTED RESIDENTIAL)

GROSS SITE AREA (WITHIN PROPERTY LINE): 304,188 SF (6.98 ACRES)

NET SITE AREA: 295,068 SF (6.77 ACRES)
RIGHT OF WAY DEDICATION (10'-0" ALONG BASCOM AVE): 9,120 SF (0.21 ACRES)

FAR:

REQUIRED: 8.0

PROPOSED: 2.78

RESIDENTIAL (GROSS):	±604,500 SF
ACTIVE USE (GROSS):	± 2,000 SF
OFFICE (GROSS):	±213,500 SF
TOTAL (GROSS)	820,000 SF/ 295,068 SF = 2.78

PROPOSED SITE COVERAGE:

BUILDINGS: ±185,730 SF (63.0%)
LANDSCAPE: ±63,291 SF (21.5%)
DRIVE AISLE: ±45,880 SF (15.5%)

PARKING:

RESIDENTIAL: BICYCLE PARKING
REQUIRED: (1/BR) = 702 SPACES REQUIRED: (1/UNIT) = 590 SPACES

PROPOSED: 705 SPACES PROPOSED: (1/UNIT) = 600 SPACES

OFFICE:
REQUIRED: (1/250 SF) = 800 SPACES
PROPOSED: (1/347 SF) = 600 SPACES

RESIDENTIAL BUILDING:

UNITS:
TOTAL UNITS: 590 UNITS (800 MAX ALLOWABLE)
TOTAL NET DENSITY: 87.15 (DU/AC)
TOTAL AVERAGE UNIT SIZE (GSF): 750 GSF

UNIT SUMMARY:
STUDIOS: 125 UNITS (21%)
1 BEDROOMS: 353 UNITS (60%)
2 BEDROOMS: 112 UNITS (19%)
TOTAL UNITS: 590 UNITS

PERIMETER SETBACKS:

- SOUTH BASCOM AVENUE (WEST PROPERTY LINE):

REQUIRED: 0' MINIMUM, 10' MAXIMUM. (LARGER THAN 10'-0" CAN BE CONSIDERED THROUGH PLANNED DEVELOPMENT PERMIT FOR OPEN SPACE, PEDESTRIAN AMENITIES, OR CIRCULATION.

PROPOSED: 20'-0" (10'-0" SIDEWALK + 10'-0" RIGHT OF WAY DEDICATION = 20'-0")

- FROM NORTH PROPERTY LINE:

REQUIRED: 20'-0" MINIMUM

PROPOSED: 40'-0"

- FROM SOUTHEAST PROPERTY LINE (NEAR VTA STATION):

REQUIRED: 0' MINIMUM

PROPOSED: 34'-0"

HEIGHT LIMITS:

REQUIRED: UP TO 150'-0" PER SOUTH BASCOM (NORTH) URBAN VILLAGE PLAN, AS AMENDED.

PROPOSED:
OFFICE: 148'-0" TO TOP OF MECH. SCREENING
RESIDENTIAL: 85'-0" TO TOP OF FINISH ROOF, 73'-10" TO LAST OCCUPIED FLOOR

OPEN SPACE REQUIREMENTS:

- PRIVATE OPEN SPACE:

REQUIRED: 60 SF MIN PER RESIDENTIAL UNIT: 590 UNITS X 60 SF/UNIT = 35,400 SF

PROPOSED: 32,700 SF @ RESIDENTIAL PODIUM
53,300 SF @ PRIVATE PATIOS
TOTAL: 86,000 SF

- PUBLIC OPEN SPACE:

REQUIRED: NONE

PROPOSED: 1.88 ACRES @ PARK/PLAZA & PEDESTRIAN WALKING PATH

PROJECT DIRECTORY

ARCHITECT

WRNS STUDIO
501 SECOND STREET
SUITE 402
SAN FRANCISCO, CA 94107
415-489-2242

LANDSCAPE

GLS LANDSCAPE/ARCHITECTURE
2677 MISSION ST
SUITE 200
SAN FRANCISCO, CA 94110
415-285-3614

PARKING

WATRY DESIGN, INC.
2099 GATEWAY PLACE
SUITE 550
SAN JOSE, CA 95110
408-392-7900

DEVELOPER

BAY WEST DEVELOPMENT
2 HENRY ADAMS STREET
SUITE 450
SAN FRANCISCO CA 94103
415.602.8128

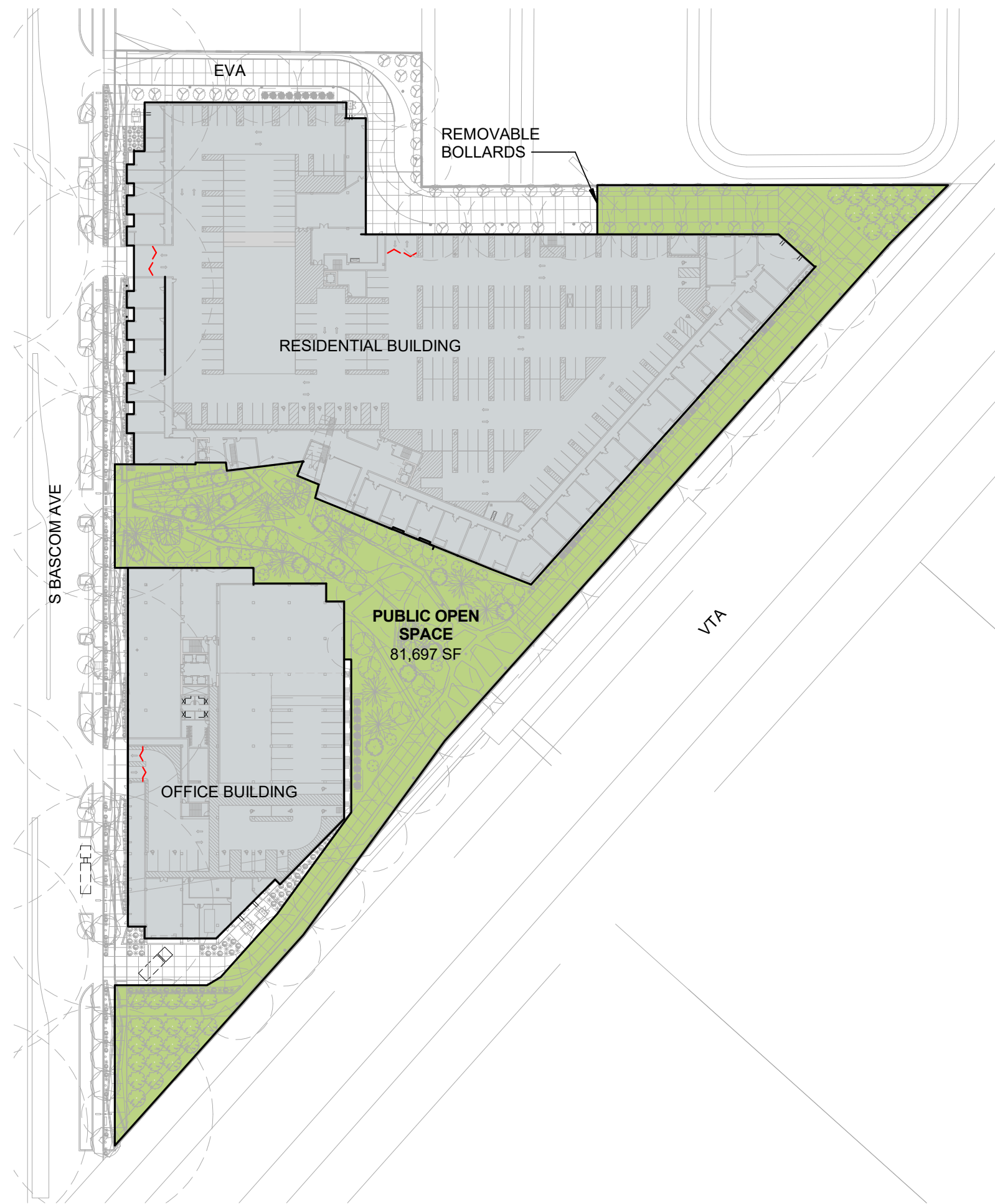
CIVIL

CBG, INC.
2633 CAMINO RAMON
SUITE 350
SAN RAMON, CA 94583
925-866-0322

TRASH

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET
SUITE 890
EMERYVILLE, CA 94608
415-292-5400

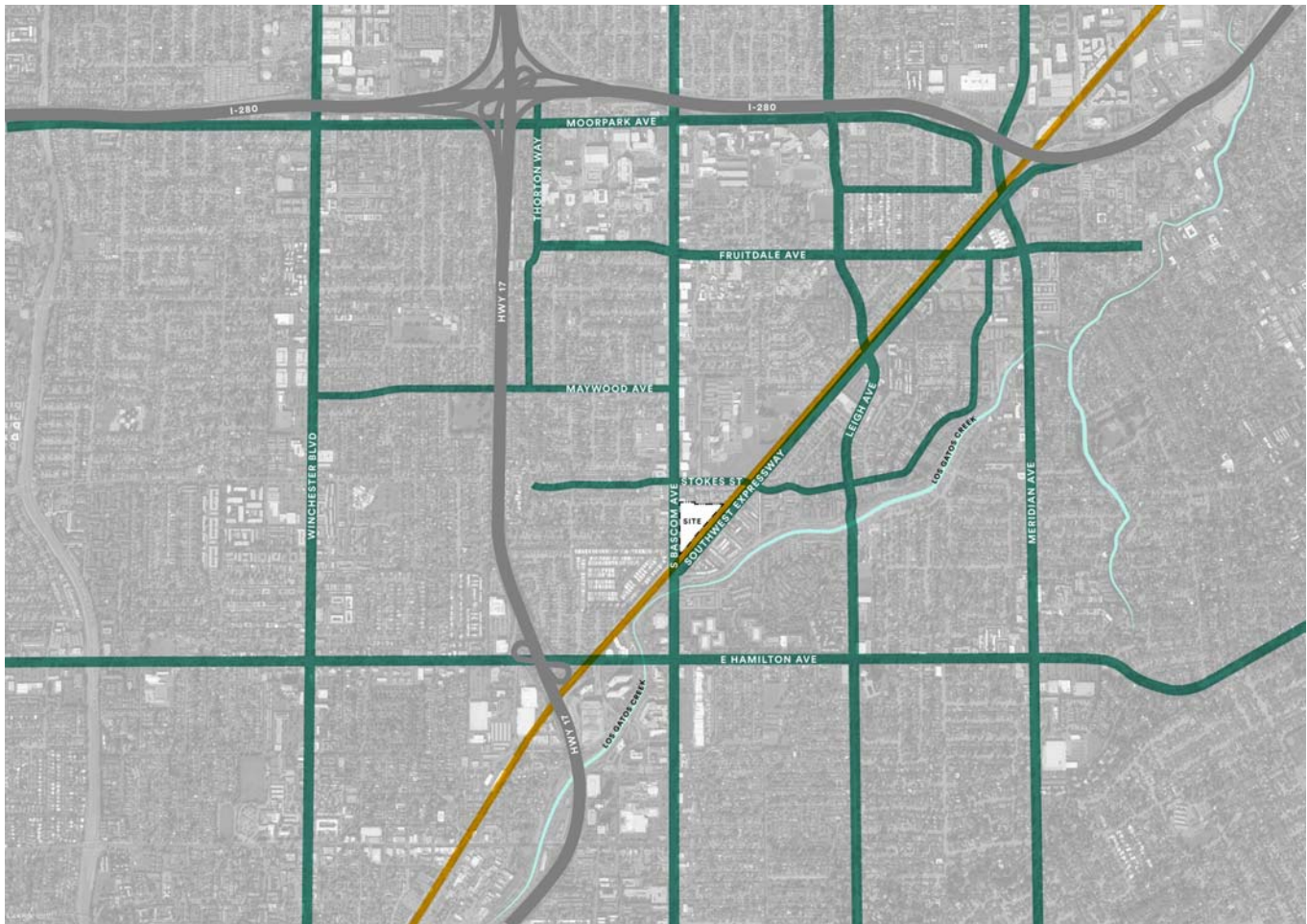
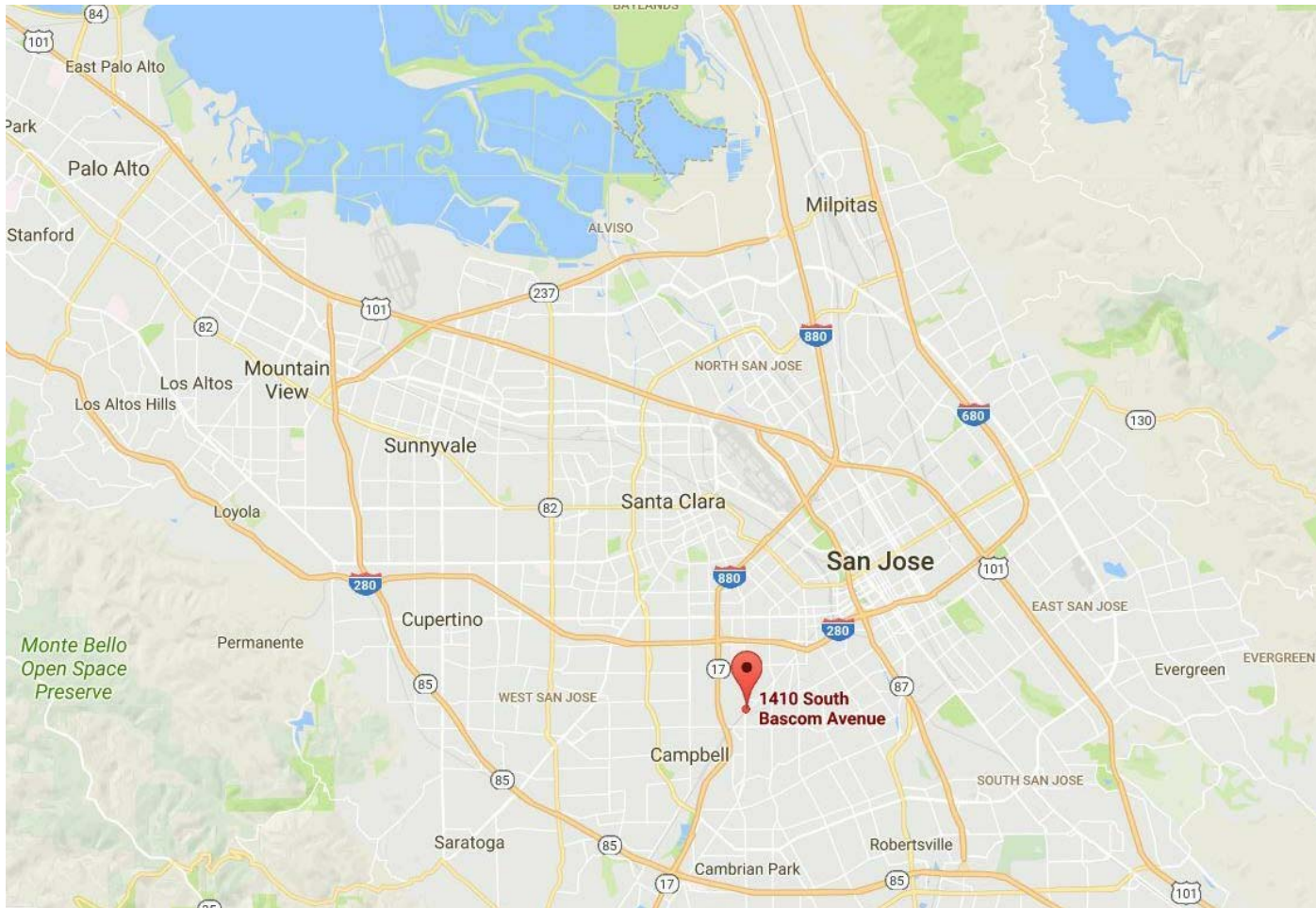
PUBLIC OPEN SPACE



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VICINITY MAP



BAYWEST
DEVELOPMENT

WRNSSTUDIO

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4TH FLOOR, STE. 402
SAN FRANCISCO, CA 94107
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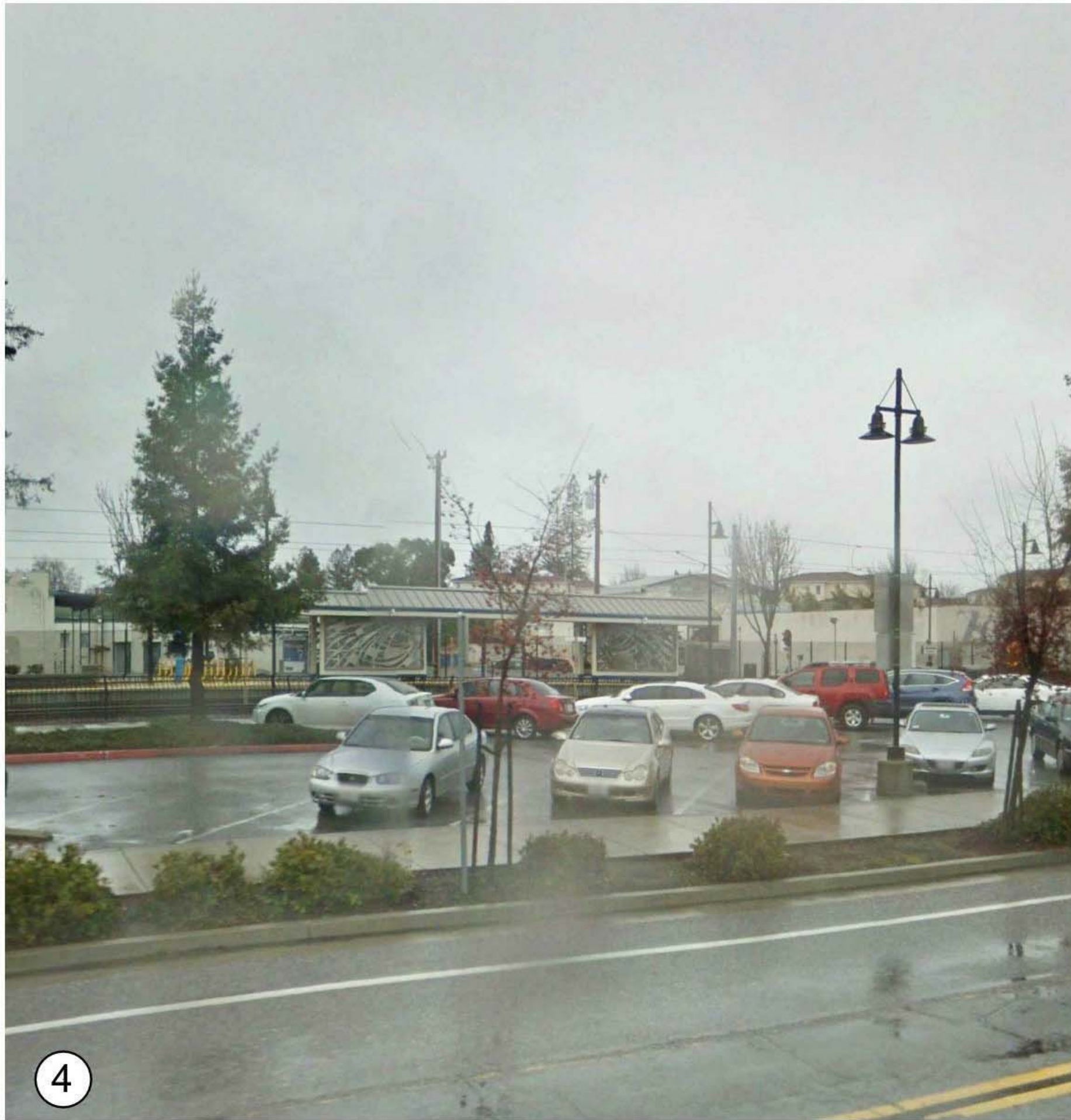
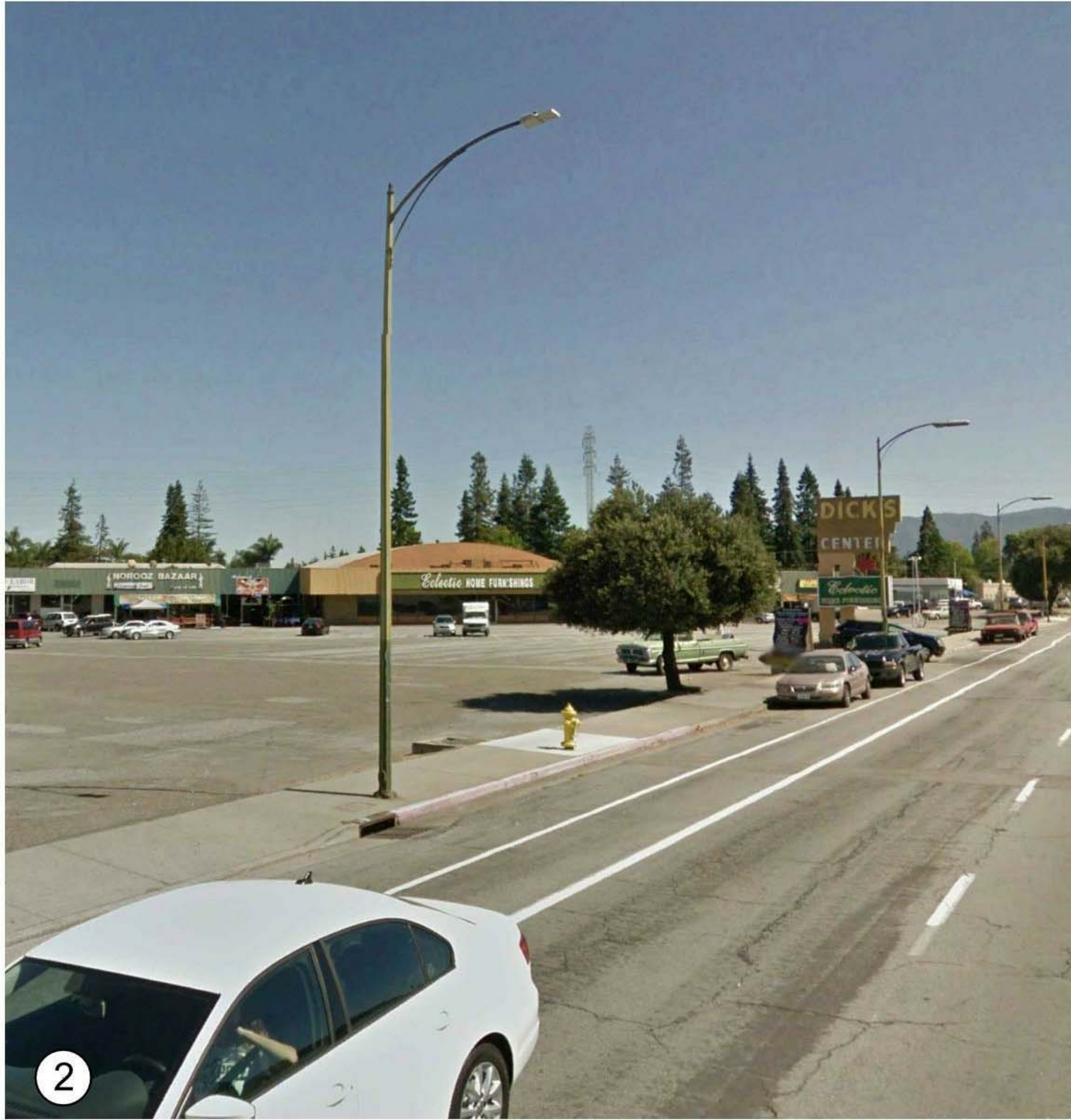
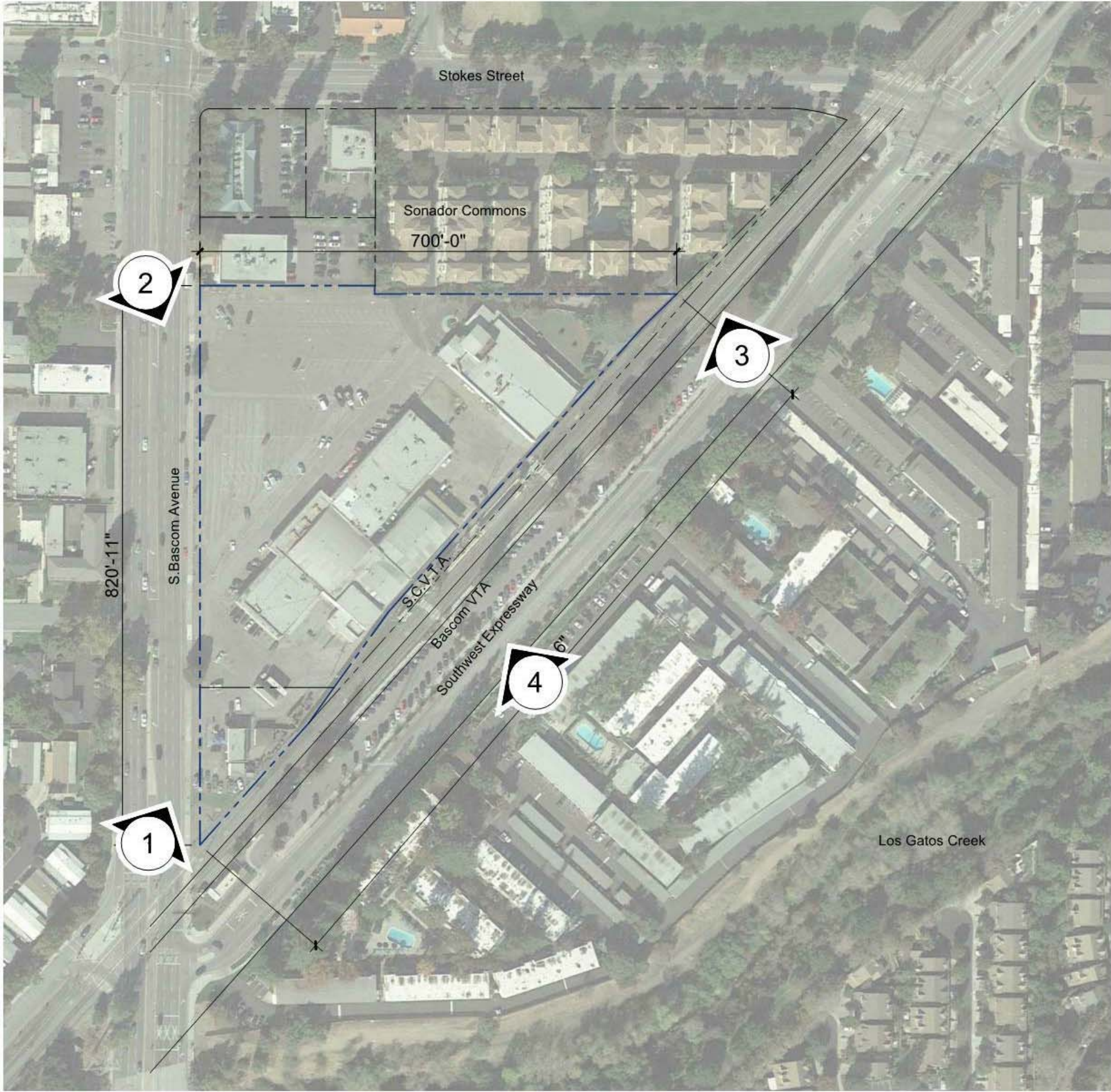
SHEET TITLE:

SHEET INDEX AND
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SHEET NO:

1.1

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SHEET TITLE:

EXISTING SITE PHOTOS

SHEET NO:

1.2

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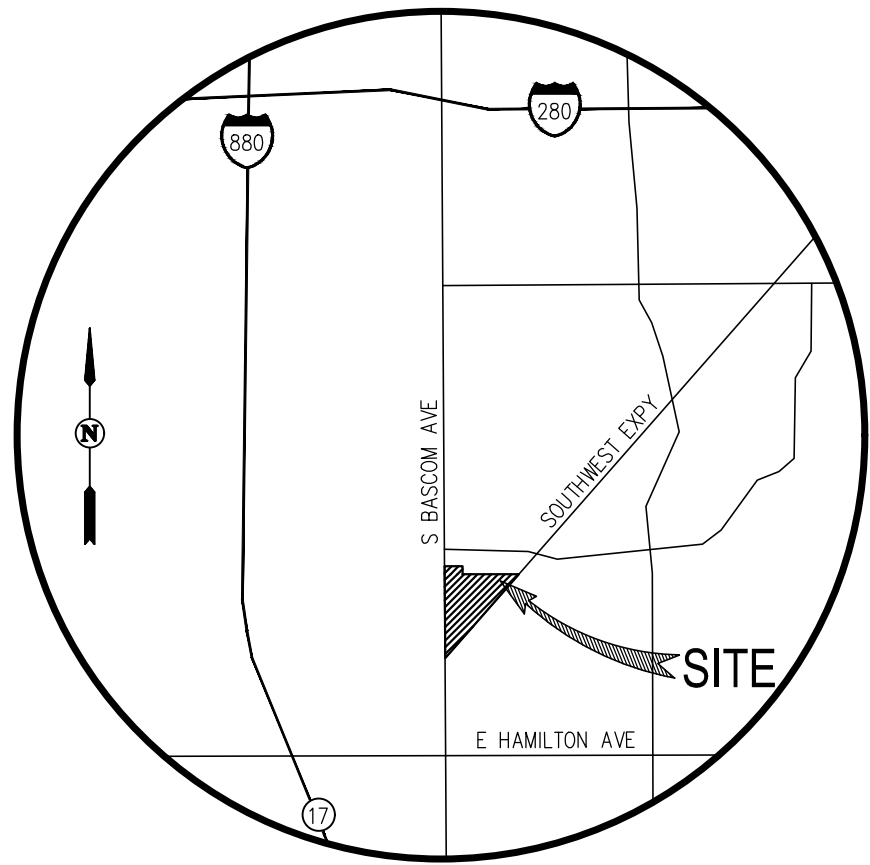
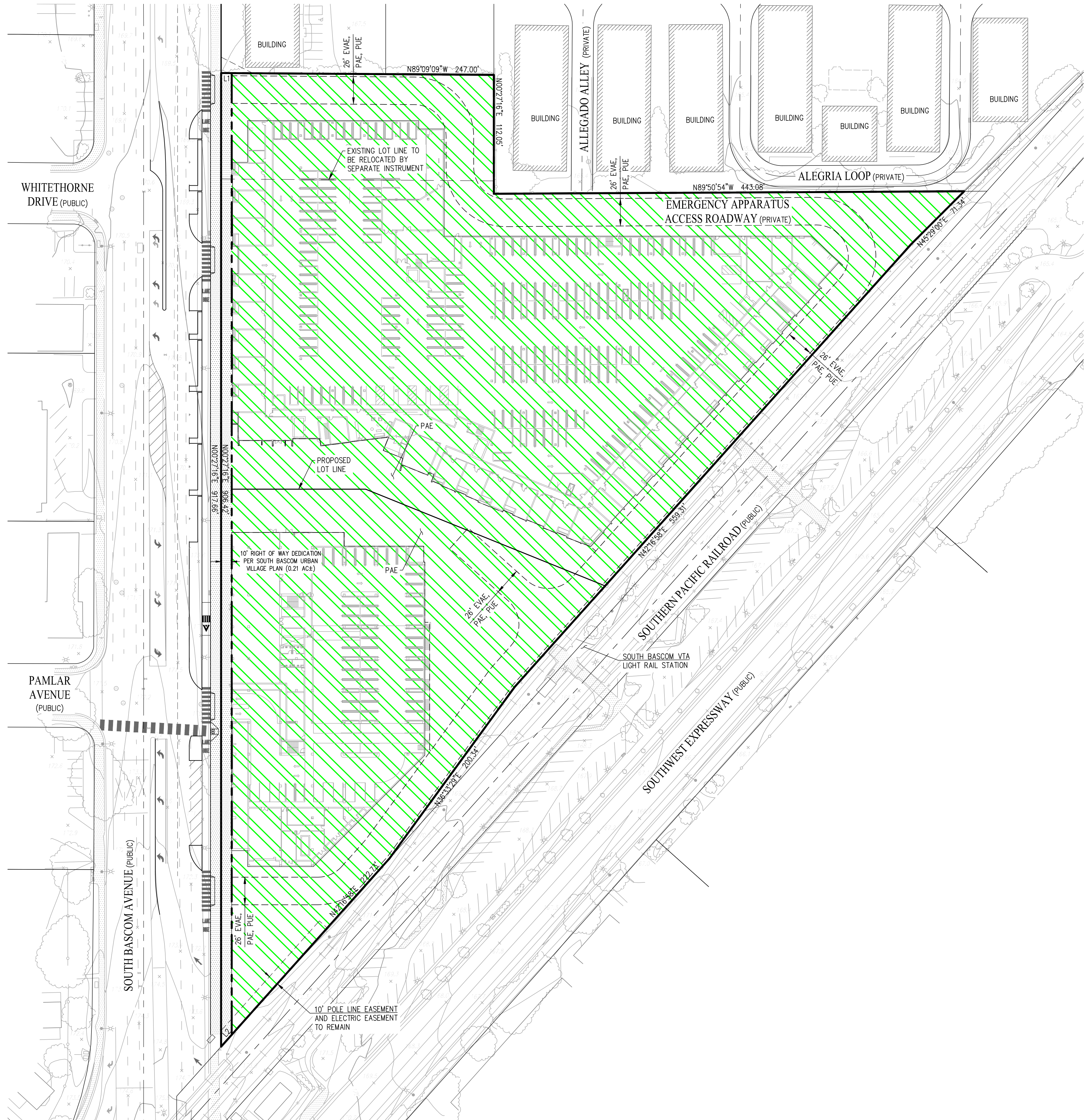
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SHEET TITLE:

DEVELOPMENT
STANDARDS

SHEET NO:

2A



VICINITY MAP
NOT TO SCALE

LEGEND

---	EXISTING PERIMETER PROPERTY LINE
- - -	PROPOSED PERIMETER PROPERTY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EMERGENCY VEHICLE ACCESS EASEMENT
---	PUBLIC ACCESS EASEMENT
---	EXISTING EASEMENT

LAND USE SUMMARY

LAND USE	AREA (AC)	PERCENTAGE
OP - COMMERCIAL PEDESTRIAN ZONING DISTRICT	6.77±	100.0%
TOTAL AREA	6.77±	100%

LINE TABLE		
NO	BEARING	LENGTH
L1	S89°09'09"E	10.00'
L2	S42°16'57"W	14.99'

GENERAL NOTES:

- FOR EXISTING EASEMENTS TO BE QUITCLAIMED, SEE SHEET 3.1.
- FOR TYPICAL BUILDING SETBACKS, SEE SHEET 3.0.
- FOR PARKING SUMMARY, SEE SHEET 3.0.
- FOR EXISTING TREES TO BE REMOVED, SEE SHEET 3.1.
- FOR BUILDINGS PROPOSED TO BE REMOVED, SEE SHEET 3.1.
- FOR LANDSCAPE AREAS, COMMON OPEN SPACE, PRIVATE OPEN SPACE, SEE SHEET 1.1.
- PRIVATE INFRASTRUCTURE STANDARDS TO MEET OR EXCEED PUBLIC IMPROVEMENT STANDARDS.

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GATEWAY STATION - PLANNED DEVELOPMENT

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN

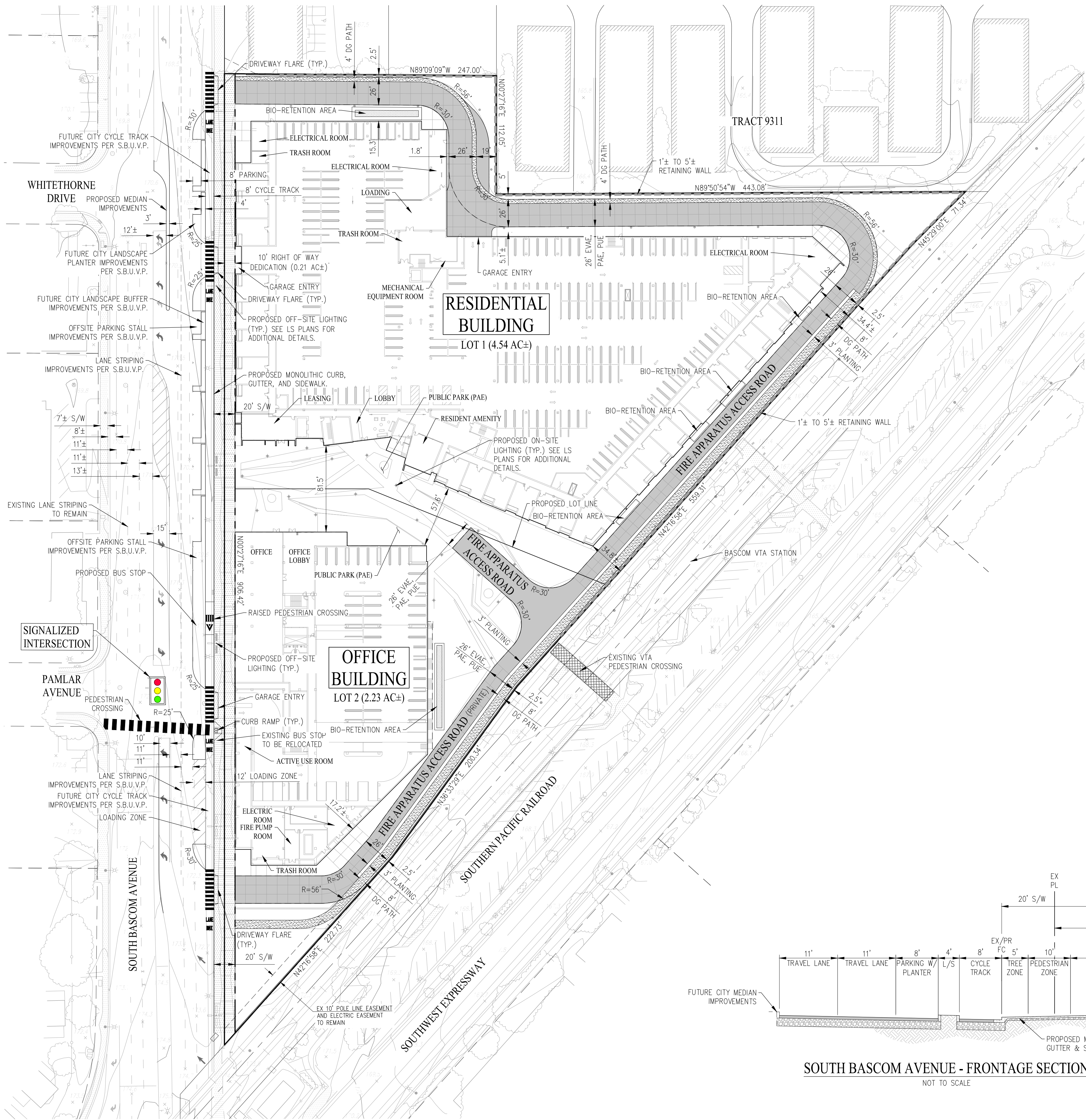
PROJECT NO.:2785-000
DATE: JUNE 19, 2018
SCALE:1" = 50'

SHEET TITLE:

GENERAL DEVELOPMENT
PLAN - LAND USE PLAN

SHEET NO:

2.0

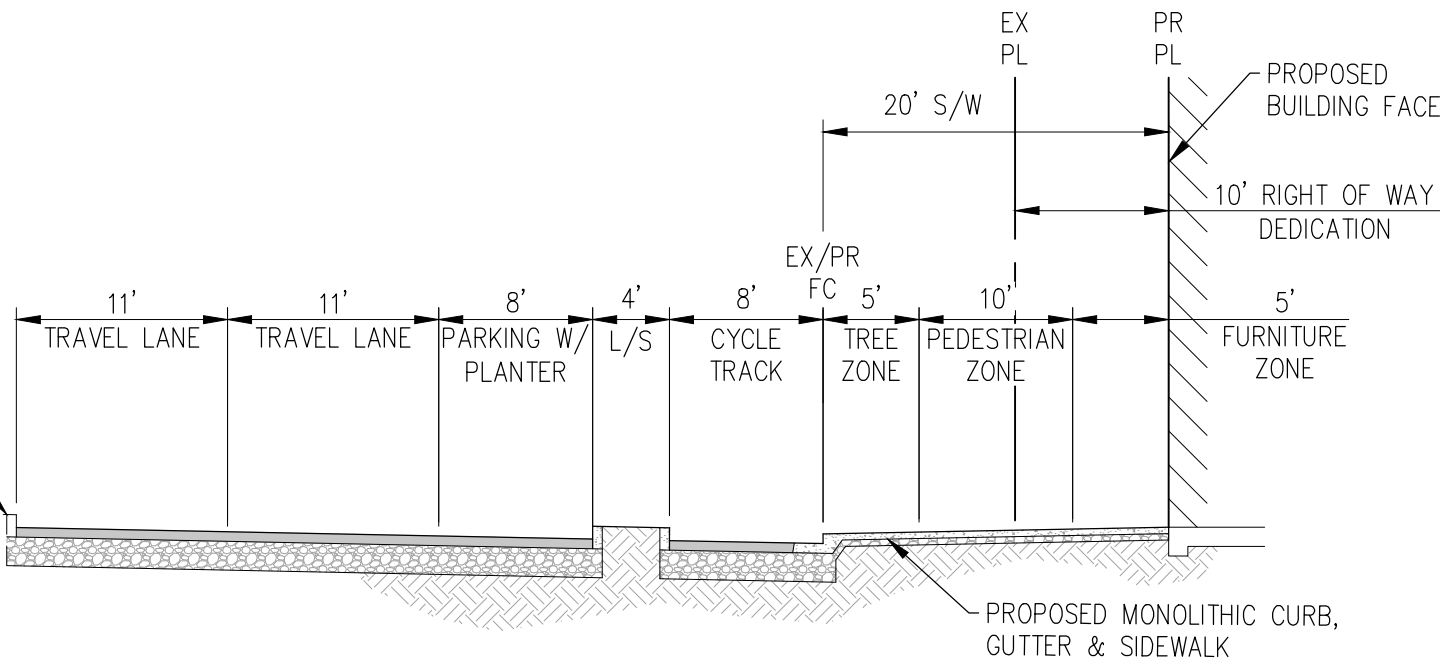


GENERAL NOTES:

- 1. DEVELOPER: BAY WEST DEVELOPMENT
1725 S. BASCOM AVE., SUITE 1050
CAMPBELL, CA 95008
PHONE: (408) 680-4938
- 2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
- 3. ASSESSOR'S PARCEL NO: 282-26-011
282-26-012
282-26-007
- 4. EXISTING USE: COMMERCIAL
- 5. PROPOSED USE: CP(PD) PLANNED DEVELOPMENT
- 6. GENERAL PLAN: URBAN VILLAGE COMMERCIAL
- 7. GROSS SITE AREA: 6.98± AC
NET SITE AREA: 6.77± AC
- 8. EXISTING BUILDINGS FOOTPRINT AREA: 77,800± SF
- 9. PROPOSED BUILDING FOOTPRINT AREA:
RESIDENTIAL: 135,150± SF
OFFICE: 50,580± SF
TOTAL: 185,730± SF
- 10. PROPOSED BUILDING COVERAGE: 185,730± SF, 63.0%
PROPOSED LANDSCAPE COVERAGE: 63,291± SF, 21.5%
PROPOSED DRIVE AISLE COVERAGE: 45,880± SF, 15.5%
- 11. ON-SITE RESIDENTIAL PARKING STALLS: 705 STALLS
ON-SITE COMMERCIAL PARKING STALLS: 600 STALLS
- 12. DWELLING UNITS (DU): 590
MAX ALLOWED: 600
- 13. RESIDENTIAL DENSITY: 87.15 DU/AC
- 14. COMMERCIAL GROSS FLOOR AREA: 213,500 SF
MINIMUM ALLOWED: 200,000 SF
MAXIMUM ALLOWED: 300,000 SF
- 15. UTILITIES:
SEWER: CITY OF SAN JOSE
WATER: SAN JOSE WATER COMPANY
STORM DRAIN: CITY OF SAN JOSE
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TRASH: CITY OF SAN JOSE
CABLE/TELEPHONE: COMCAST
- 16. FLOOD ZONE: ZONE D - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
- 17. BENCHMARK: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BASCOM AVENUE, BEING N00°27'16"E PER RECORD OF SURVEY 785 M 1
- 18. BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BASCOM AVENUE, BEING N00°27'16"E PER RECORD OF SURVEY 785 M 1
- 19. TREES: ALL ONSITE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED
- 20. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
- 21. ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
- 22. ADJACENT PROPERTIES INCLUDE A COMMERCIAL BUILDING, RESIDENTIAL DEVELOPMENT, VTA RAILROAD STATION.
- 23. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT THE PARCEL MAP STAGE.

LEGEND

- EXISTING PERIMETER PROPERTY LINE
- PROPOSED PERIMETER PROPERTY LINE
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- BIORETENTION AREA
- DG DECOMPOSED GRANITE
- EX EXISTING
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- L/S LANDSCAPE
- PAE PUBLIC ACCESS EASEMENT
- PL PROPERTY LINE
- PR PROPOSED
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- S.B.U.V.P. SOUTH BASCOM URBAN VILLAGE PLAN
- S/W SIDEWALK
- TYP. TYPICAL



SOUTH BASCOM AVENUE - FRONTAGE SECTION
NOT TO SCALE

BAYWEST DEVELOPMENT

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SAN JOSE, CA 95128

KEYPLAN

PROJECT NO.: 2785-000

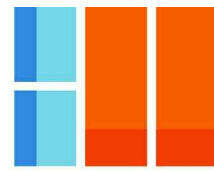
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COMPREHENSIVE SITE PLAN

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BOUNDARY & EXISTING
CONDITIONS

SHEET NO:

3.1

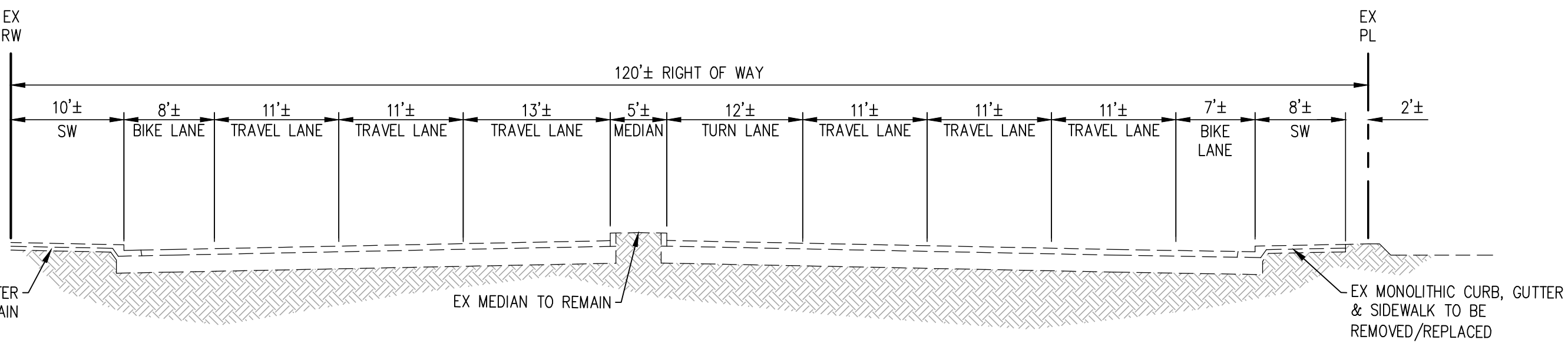
LEGEND

---	PERIMETER PROPERTY LINE
---	EASEMENT LINE
---	ADJACENT PROPERTY LINE
---	EXISTING FENCE LINE
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER MAIN
---	EXISTING STORM DRAIN MAIN
---	EXISTING GAS MAIN
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING FIBRE OPTIC LINE
---	EXISTING STORM DRAIN CATCH BASIN
---	EXISTING STORM DRAIN FIELD INLET
---	EXISTING MANHOLE
---	EXISTING CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING UTILITY BOX/VAULT
---	EXISTING STREET LIGHT
---	EXISTING TREE (TREE NUMBER PER ARBORIST REPORT)
---	EXITING TREE TO BE REMOVED (TREE NUMBER PER ARBORIST REPORT)
SW	SOUTHWEST
BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
COMM	COMMUNICATIONS
CONC	CONCRETE
DWY	DRIVEWAY
DI	DRAIN INLET
FH	FIRE HYDRANT
FS	FIRE SERVICE
MH	MANHOLE
PB	PULL BOX
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
OH	OVERHANG
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TR	TO REMAIN
UTIL	UTILITY
VL	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

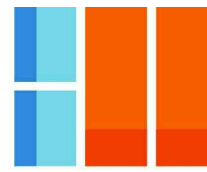
UTILITY NOTES:

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
- ALL EXISTING UTILITY BOXES AND VAULTS ALONG THE PROJECT FRONTAGE WILL BE ADJUSTED TO GRADE.
- RELOCATION OR MODIFICATION TO ANY EXISTING FRONTAGE UTILITIES IS SUBJECT TO FINAL DESIGN (I.E. SEWER, STREET LIGHTS, FIRE HYDRANTS, VAULTS, BOXES, ETC.)
- ALL ONSITE IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL EXISTING WATER AND SEWER LATERALS TO THE EXISTING BUILDINGS SHALL BE CUT/CAPPED AT THE PROPERTY LINE.
- "ORDINANCE SIZED TREE" MEANS ANY LIVE OR DEAD WOODY PERENNIAL PLANT HAVING A MAIN STEM OR TRUNK FIFTY-SIX INCHES OR MORE IN CIRCUMFERENCE (12" DIAMETER) AT A HEIGHT MEASURED 54 INCHES ABOVE NATURAL GRADE. SLOPE. TREE INVENTORY TABLE HAS BEEN SHOWN FOR REFERENCE AND IS PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORTSCIENCE DATED JUNE 8, 2018.

TREE INVENTORY TABLE				
TREE #	TREE NAME	DIAMETER (IN)	ORDINANCE SIZE ⁶	ACTION
14	HOLLY OAK	24	YES	REMOVE
15	BOTTLEBRUSH	21	YES	REMOVE
16	MEXICAN FAN PALM	19,5	YES	REMOVE
17	COMMON PRIVET	9,8,6,5,5,5	YES	REMOVE
18	CITRUS	9,9	YES	REMOVE
19	BLUE ALTAS CEDAR	58	YES	REMOVE
20	BLUE ALTAS CEDAR	48	YES	REMOVE
21	ITALIAN CYPRESS	16	YES	REMOVE
22	ITALIAN CYPRESS	22	YES	REMOVE
23	BOTTLEBRUSH	17,11	YES	REMOVE
24	HOLLY OAK	10,7	YES	REMOVE
25	LONDON PLANE	27	YES	REMOVE
26	BOTTLEBRUSH	10,9,7	YES	REMOVE
27	CAMPHOR	17	YES	REMOVE
28	BOTTLEBRUSH	11	NO	REMOVE
29	GINKGO	11,8,6	YES	REMOVE
30	VICTORIAN BOX	7,6	YES	REMOVE
31	AUSTRALIAN WILLOW	18	YES	REMOVE
32	AUSTRALIAN WILLOW	15,11	YES	REMOVE
33	AUSTRALIAN WILLOW	18	YES	REMOVE
34	MAYTEN	24	YES	PRESERVE
35	NICHOL'S WILLOWLEAFED PEPPERMINT	28	YES	REMOVE
36	AFRICAN FERN PINE	11	NO	PRESERVE
37	AFRICAN FERN PINE	15	YES	PRESERVE
38	RAYWOOD ASH	12	YES	PRESERVE
39	RAYWOOD ASH	10	NO	PRESERVE
40	RAYWOOD ASH	12	YES	PRESERVE
41	AFRICAN FERN PINE	12	YES	PRESERVE
42	AFRICAN FERN PINE	11	NO	PRESERVE
43	AFRICAN FERN PINE	10	NO	PRESERVE
44	AFRICAN FERN PINE	10	NO	PRESERVE
45	RAYWOOD ASH	18	YES	PRESERVE
46	RAYWOOD ASH	12	YES	PRESERVE
47	RAYWOOD ASH	13	YES	PRESERVE
48	RAYWOOD ASH	14	YES	PRESERVE
49	RAYWOOD ASH	8	NO	PRESERVE
50	RAYWOOD ASH	10	NO	PRESERVE
51	RAYWOOD ASH	8	NO	PRESERVE
52	RAYWOOD ASH	18	YES	PRESERVE
53	RAYWOOD ASH	12	YES	PRESERVE



SECTION A - EXISTING SOUTH BASCOM AVENUE
NOT TO SCALE



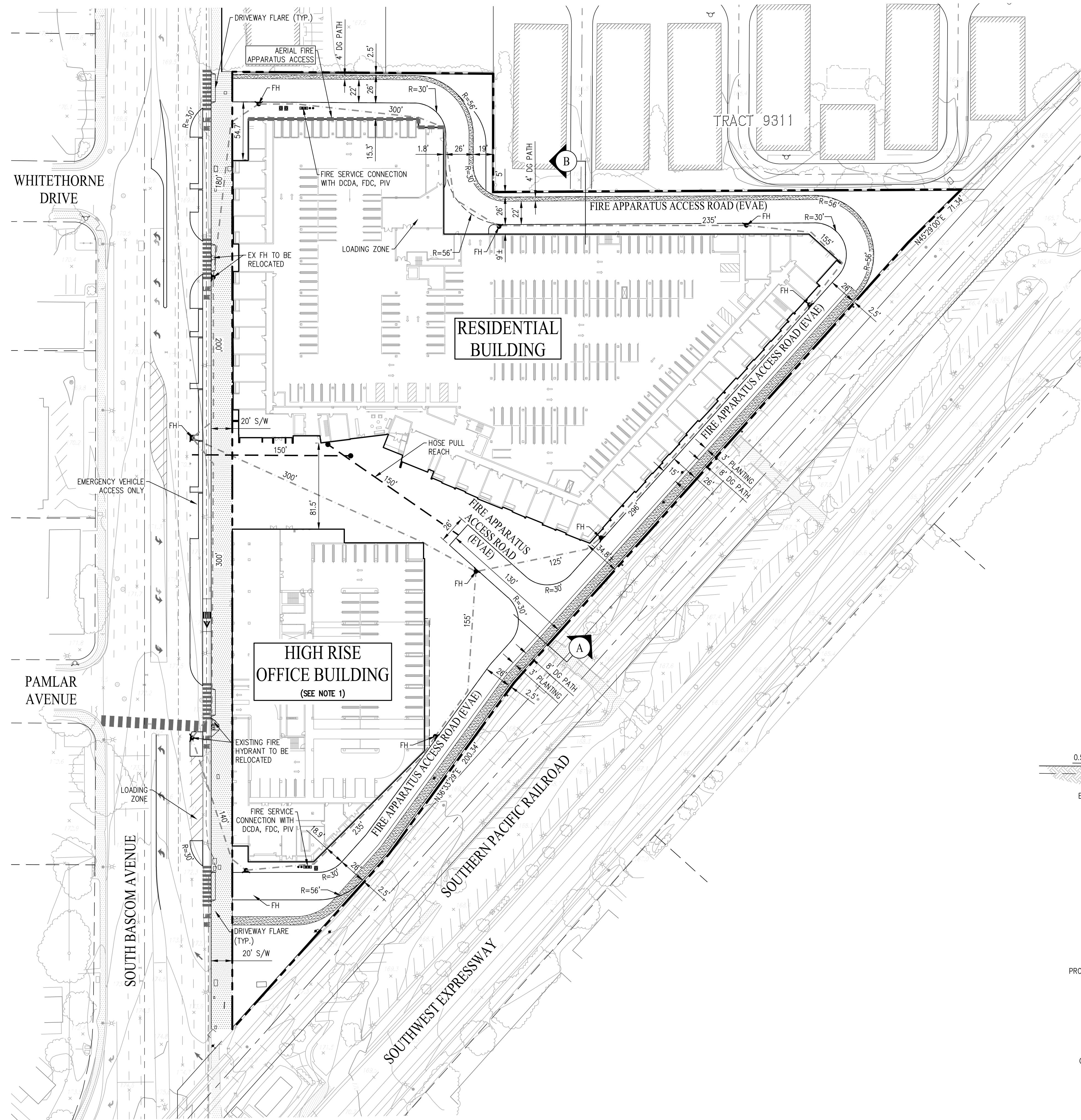
BAYWEST
DEVELOPMENT

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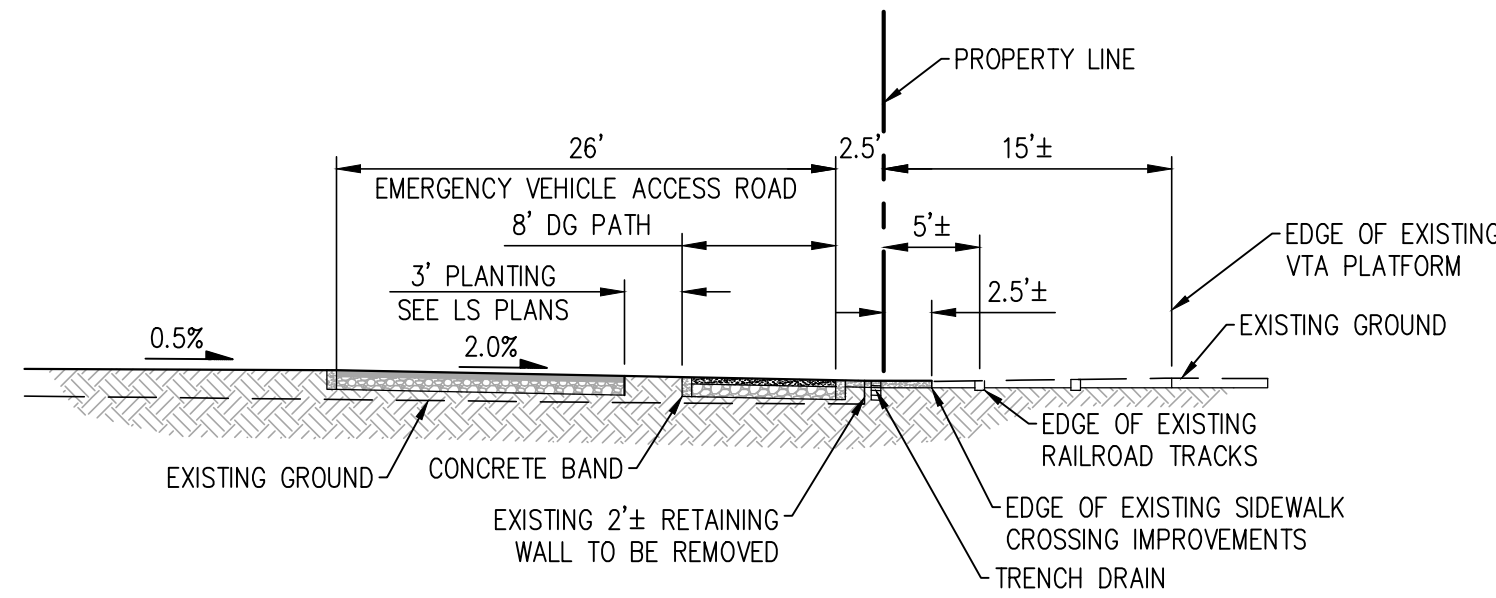


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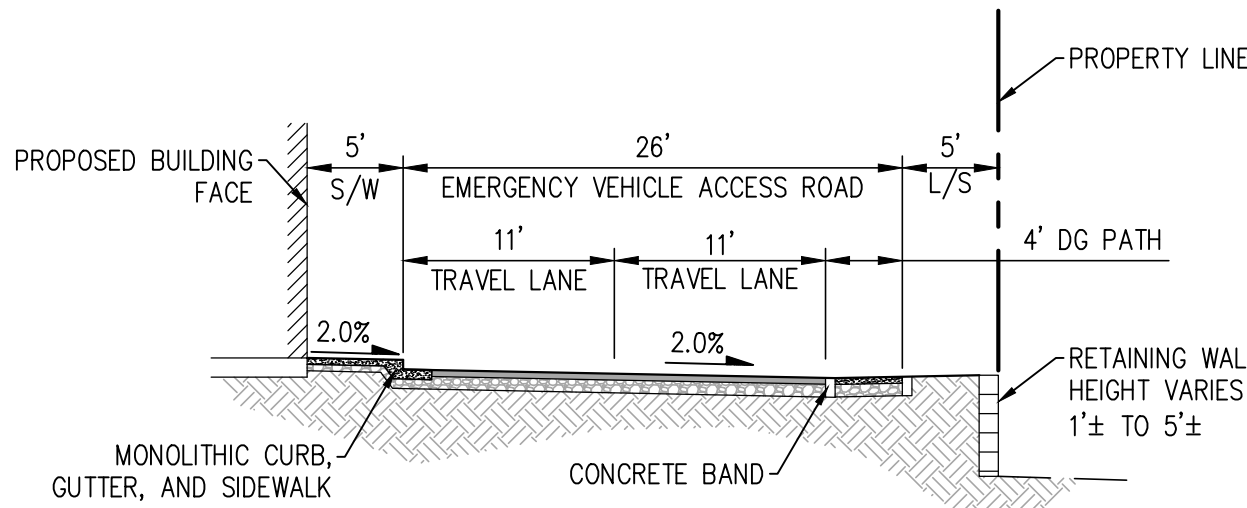
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
- FIRE DEPARTMENT HOSE REACH (150')
- AERIAL FIRE APPARATUS ACCESS (MINIMUM ONE PARALLEL SIDE WITHIN 15' TO 30')
- FIRE HYDRANT SPACING
- PARALLEL PARKING STALL
- BACK FLOW PREVENTER
- EXISTING
- EVAE
- FDC
- PIV

NOTE:

- PER SECTION D105.1 OF THE CALIFORNIA FIRE CODE APPENDIX D AS ADOPTED BY THE CITY OF SAN JOSE FIRE DEPARTMENT "HIGH RISE STRUCTURES SHALL NOT REQUIRE AERIAL FIRE APPARATUS ACCESS ROADS." THE PROPOSED OFFICE BUILDING WILL BE A HIGH RISE STRUCTURE AND THUS IS NOT REQUIRED TO HAVE AN AERIAL FIRE APPARATUS ACCESS ROAD.



SECTION A - VTA CONNECTION
NOT TO SCALE



SECTION B
NOT TO SCALE

**GATEWAY STATION
- PLANNED
DEVELOPMENT**

1410 S BASCOM AVE
SAN JOSE, CA 95128

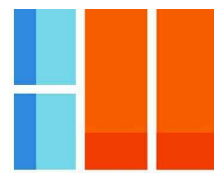
KEYPLAN

PROJECT NO.:2785-000
DATE: JUNE 19, 2018
SCALE: 1" = 50'

SHEET TITLE:

**CONCEPTUAL FIRE
ACCESS & SERVICE PLAN**

SHEET NO:



BAYWEST
DEVELOPMENT

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415.359.9100 FAX
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ISSUES DATE

PLANNED DEVELOPMENT PERMIT 06/19/2018

REVISION LIST DATE

**GATEWAY STATION
- PLANNED
DEVELOPMENT**

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN

PROJECT NO.: 2785-000

DATE: JUNE 19, 2018

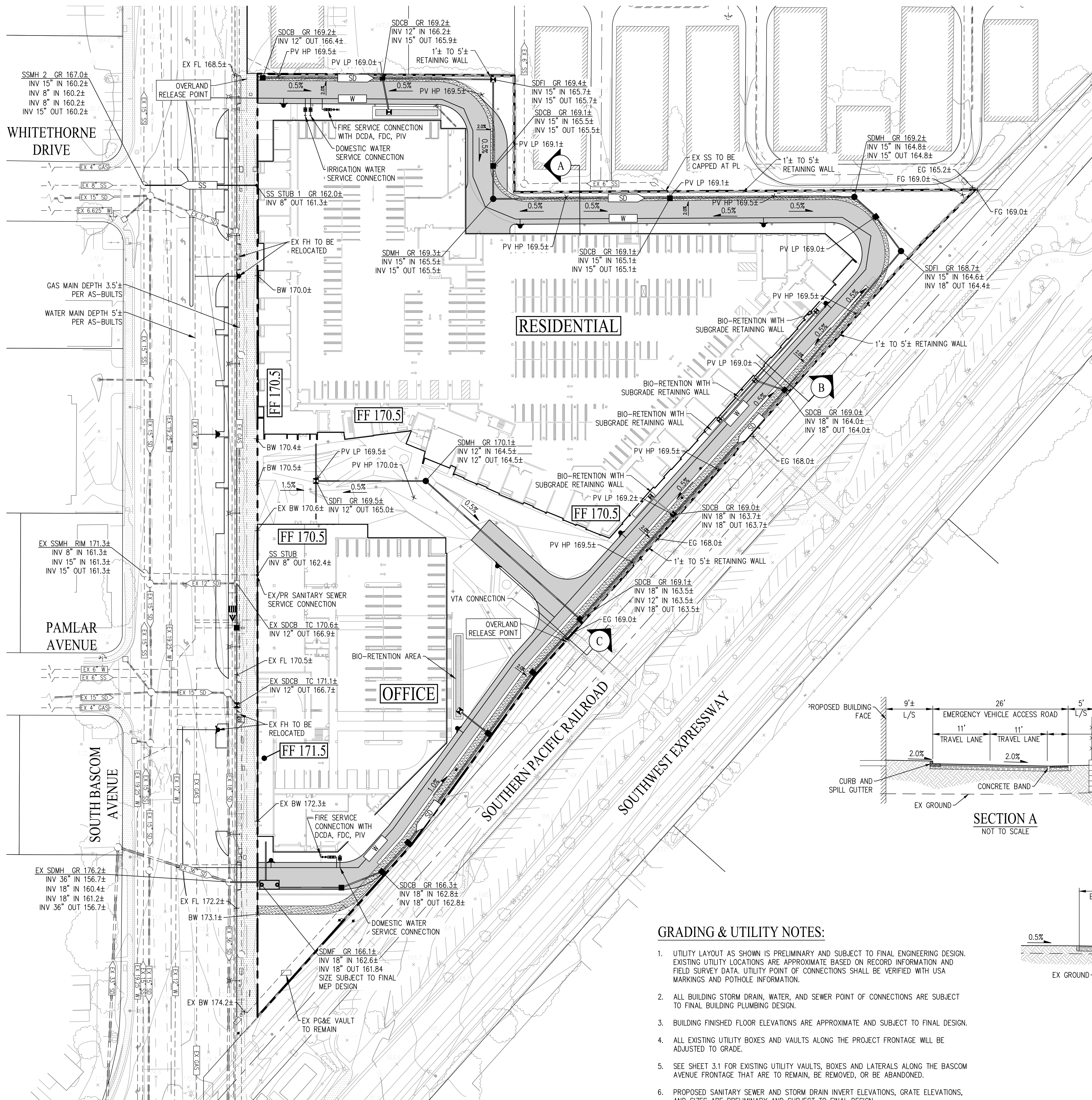
SCALE: 1" = 50'

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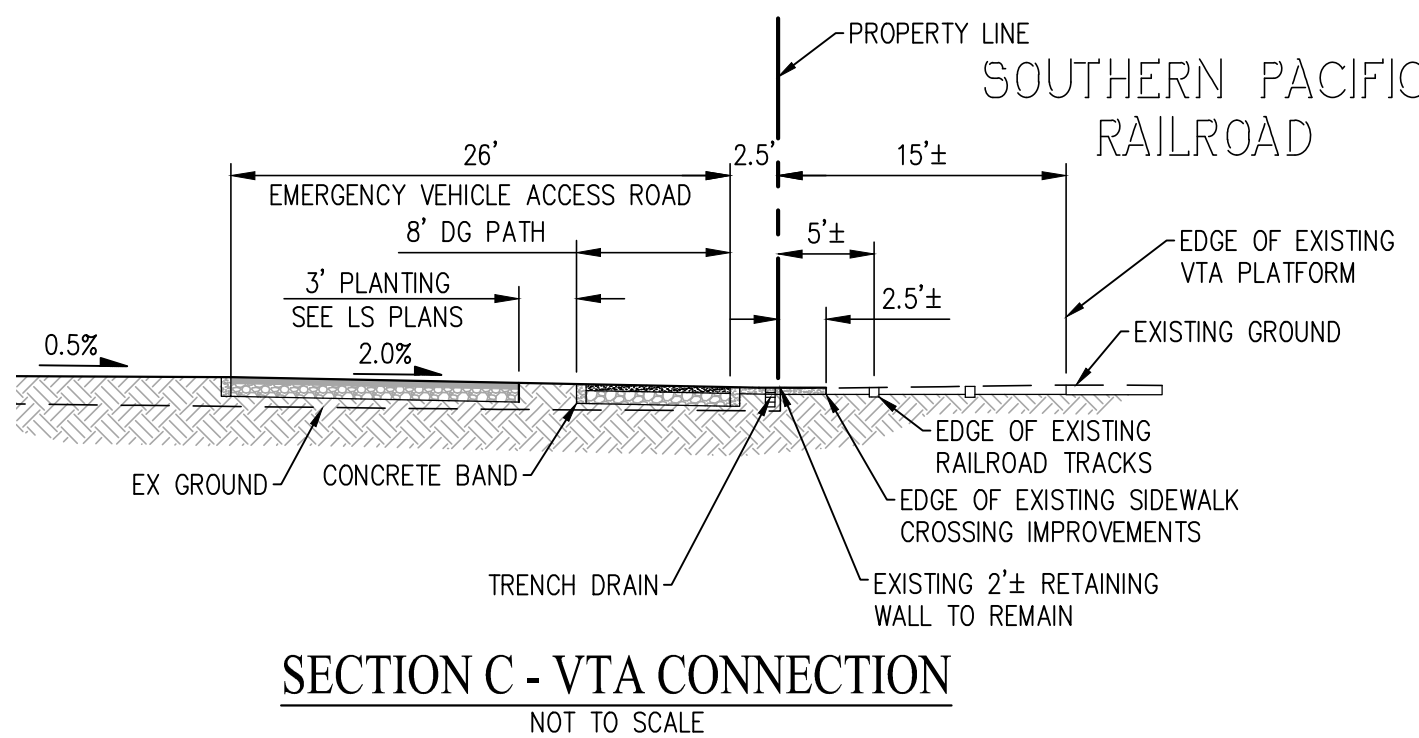
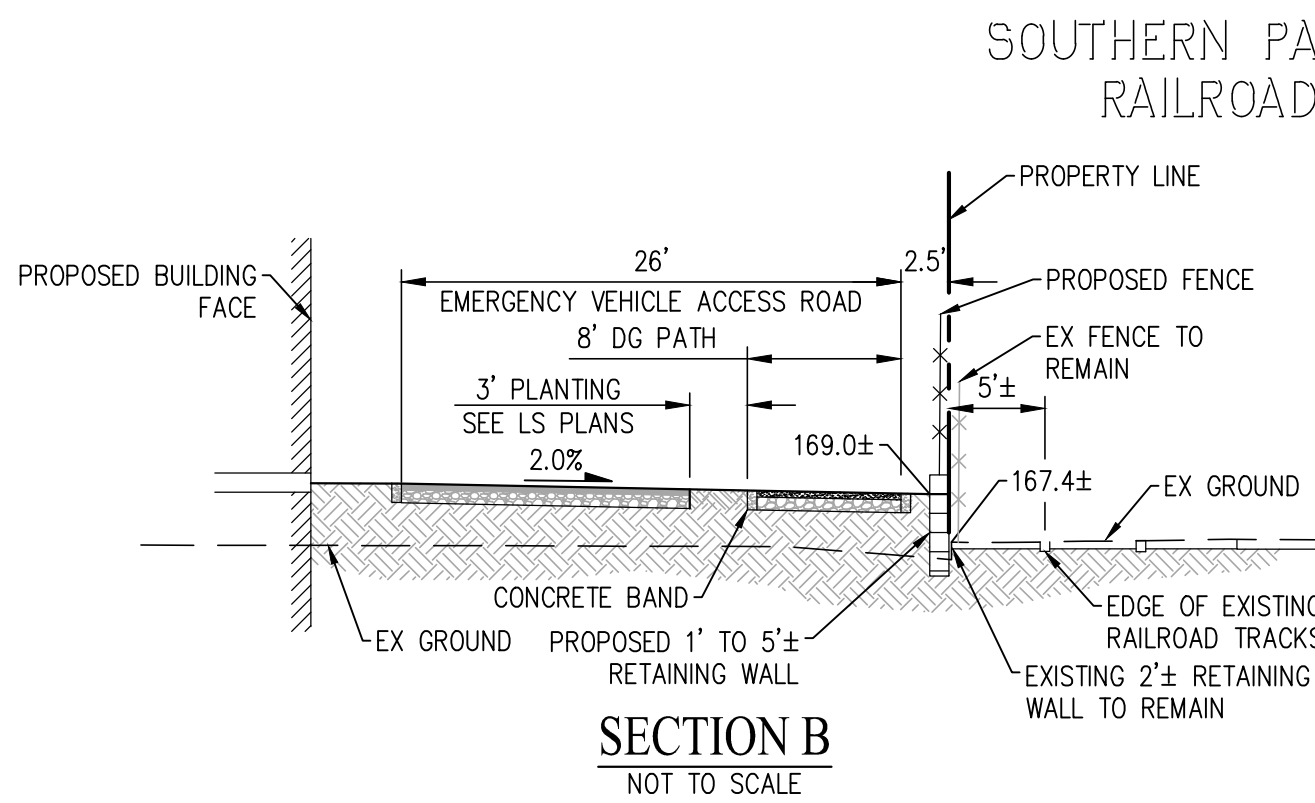
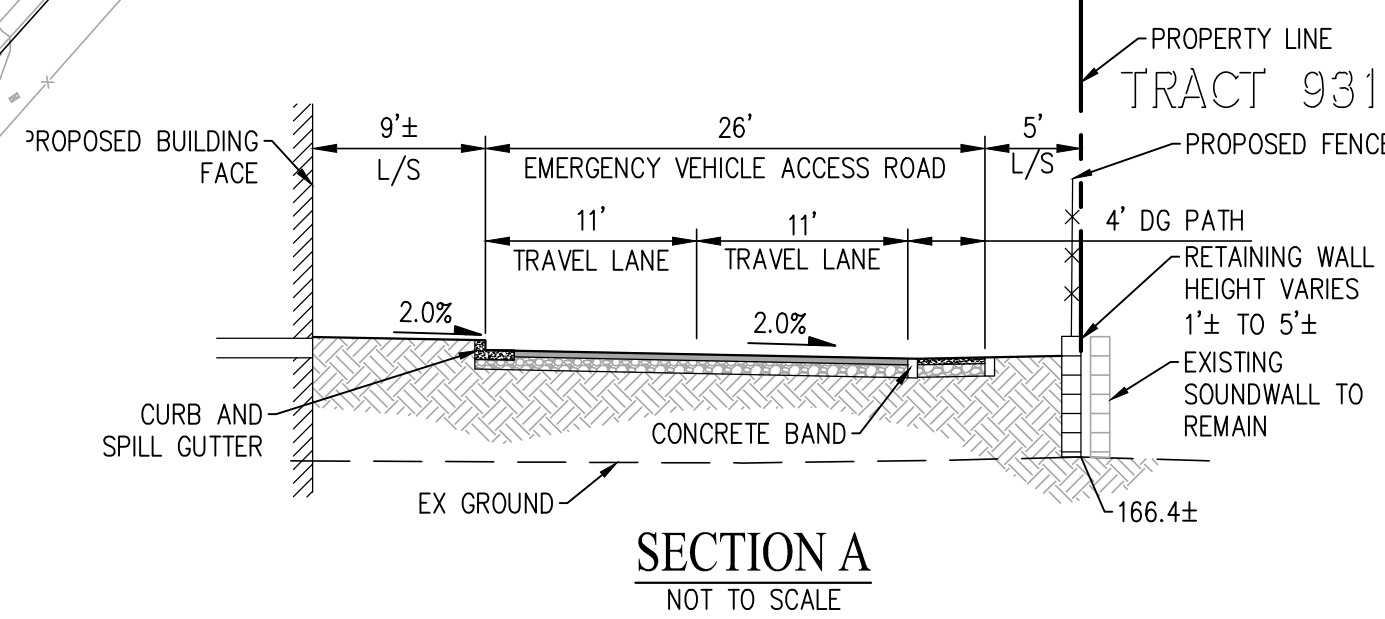
**CONCEPTUAL GRADING &
UTILITY PLAN**

SHEET NO:

4.0

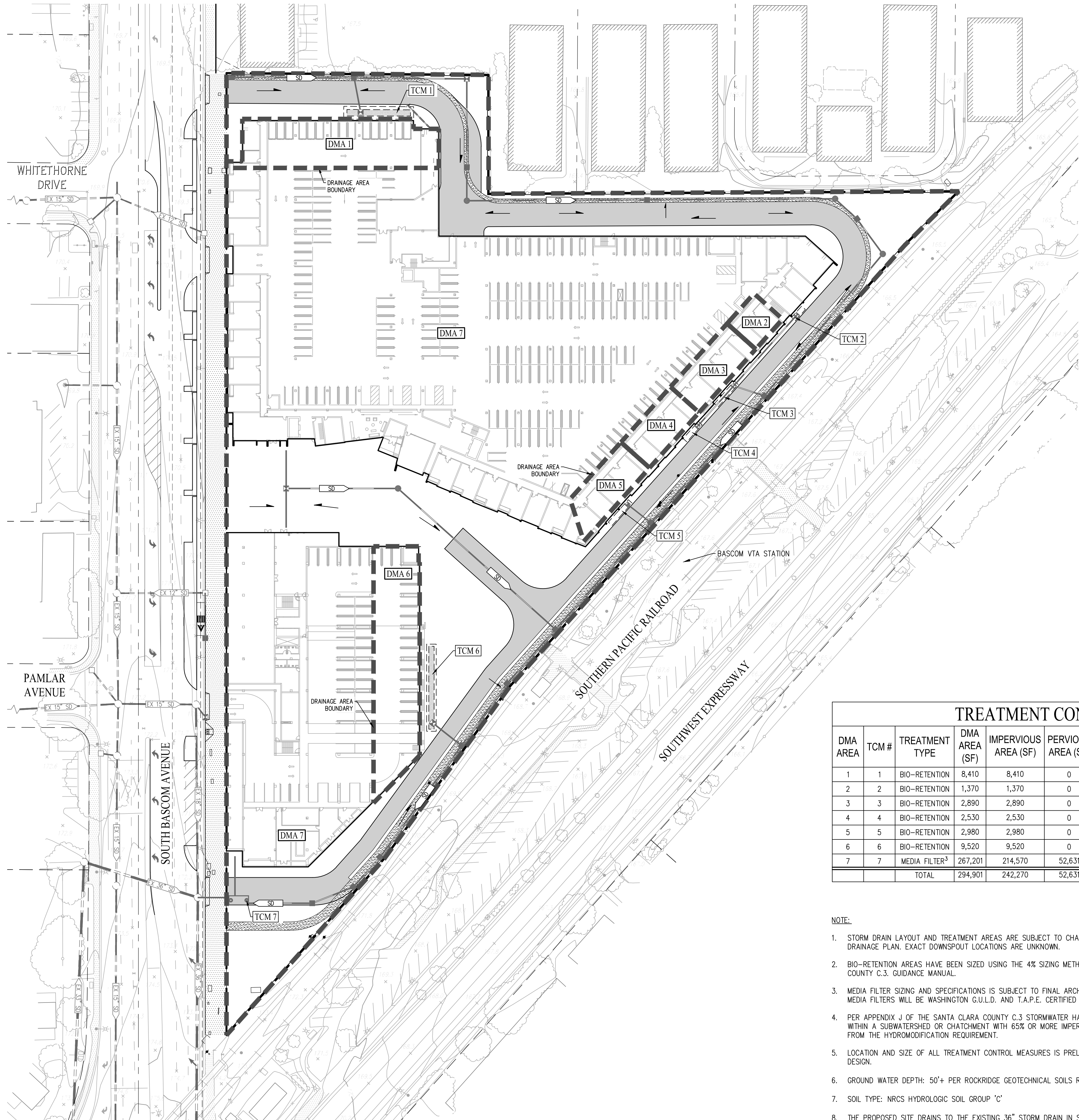


LEGEND:		DESCRIPTION
EXISTING	PROPOSED	PERIMETER PROPERTY LINE
EX W	8" W	WATER MAIN
EX SS	8" SS	SANITARY SEWER
EX SD	12" SD	STORM DRAIN
EX FO		EXISTING FIBRE OPTIC LINE
EX EL		EXISTING UNDERGROUND ELECTRIC
	SD-P	STORM DRAIN FORCE MAIN (TREATMENT FLOW ONLY)
		RETAINING WALL
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		MANHOLE
		MEDIA FILTER VAULT
		SANITARY SEWER CLEANOUT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		WATER METER
		DOUBLE CHECK DETECTOR ASSEMBLY
		STREET LIGHT
		UTILITY BOX/VAULT
		BIO-RETENTION AREA
		CURB CUT/SLOT DRAIN
		BACK OF WALK
		DOUBLE CHECK DETECTOR ASSEMBLY
		EXISTING GROUND
		EXISTING
		FIRE DEPARTMENT CONNECTION
		LANDSCAPE
		PRESSURE INDICATOR VALVE
		PROPERTY LINE
		PROPOSED
		PAVEMENT
		RADIUS
		SANITARY SEWER
		SIDEWALK
		TYPICAL



GRADING & UTILITY NOTES:

- UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POT HOLE INFORMATION.
- ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING DESIGN.
- BUILDING FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN.
- ALL EXISTING UTILITY BOXES AND VAULTS ALONG THE PROJECT FRONTAGE WILL BE ADJUSTED TO GRADE.
- SEE SHEET 3.1 FOR EXISTING UTILITY VAULTS, BOXES AND LATERALS ALONG THE BASCOM AVENUE FRONTAGE THAT ARE TO REMAIN, BE REMOVED, OR BE ABANDONED.
- PROPOSED SANITARY SEWER AND STORM DRAIN INVERT ELEVATIONS, GRATE ELEVATIONS, AND SIZES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- SEE LANDSCAPE PLANS FOR PROPOSED DRIVE AISLE PAVING MATERIALS.



EXISTING

EX SD

○

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⊠

PROPOSED

12" SD

SD-P

●

■

⊠

DMA 1

BR

DMA

MF

TCM

DRAINAGE AREA BOUNDARY

STORM DRAIN

STORM DRAIN FORCE MAIN

MANHOLE

CURB INLET

FIELD INLET

MEDIA FILTER VAULT

DRAINAGE MANAGEMENT AREA LABEL

BIO-RETENTION AREA

BIO-RETENTION AREA DESIGNATION

DRAINAGE MANAGEMENT AREA

MEDIA FILTER

TREATMENT CONTROL MEASURE

SCALE: 1" = 50'

N

SPECIAL PROJECT NON-LID
TREATMENT REDUCTION CREDITS

CATEGORY C: TRANSIT ORIENTED DEVELOPMENT (TOD)	
LOCATION CREDIT:	
1. WITHIN ¼ MILE OF TRANSIT HUB	50%
2. DENSITY/FAR CREDIT: ≥ 60 DU/AC	20%
3. MINIMIZED PARKING CREDIT:	
NO AT-GRADE SURFACE PARKING	20%
TOTAL MAX. NON-LID CREDIT:	
90%	
NOTES:	
TOTAL SITE EFFECTIVE IMPERVIOUS AREA:	247,533 SF
MIN. 10% BY LID TREATMENT:	24,753 SF
PROVIDED EFFECTIVE LID TREATMENT AREAS:	27,700 SF (11.2%)

COMPOSITE RUNOFF COEFFICIENT CALCULATION					
DMA AREA	TCM ID	DESCRIPTION	AREA (SF)	RUNOFF COEFFICIENT (C)	C X A
7	7	IMPERVIOUS	214,570	0.9	193113
		PERVIOUS	52,631	0.1	5263
				COMPOSITE C VALUE	0.74

TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE												
DMA AREA	TCM #	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPRVIOUS AREA (A) (SF)	SIZING METHOD	COMPOSITE C VALUE (C)	INTENSITY (I) (IN/HR)	REQUIRED TREATMENT FLOW (C x I x A) (CFS)	REQUIRED BIO-RETENTION AREA (4% x A) (SF)	PROVIDED BIO-RETENTION AREA (SF)
1	1	BIO-RETENTION	8,410	8,410	0	8,410	4%	N/A	N/A	N/A	336	340
2	2	BIO-RETENTION	1,370	1,370	0	1,370	4%	N/A	N/A	N/A	55	60
3	3	BIO-RETENTION	2,890	2,890	0	2,890	4%	N/A	N/A	N/A	116	120
4	4	BIO-RETENTION	2,530	2,530	0	2,530	4%	N/A	N/A	N/A	101	110
5	5	BIO-RETENTION	2,980	2,980	0	2,980	4%	N/A	N/A	N/A	119	120
6	6	BIO-RETENTION	9,520	9,520	0	9,520	4%	N/A	N/A	N/A	381	390
7	7	MEDIA FILTER ³	267,201	214,570	52,631	219,833	FLOW	0.74	0.2	0.75	N/A	N/A
TOTAL			294,901	242,270	52,631	247,533	—				1,108	1,140

- NOTE:
- STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN.
 - BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% SIZING METHOD PER THE SANTA CLARA COUNTY C.3. GUIDANCE MANUAL.
 - MEDIA FILTER SIZING AND SPECIFICATIONS IS SUBJECT TO FINAL ARCHITECTURAL BUILDING DESIGN. MEDIA FILTERS WILL BE WASHINGTON G.U.L.D. AND T.A.P.E. CERTIFIED UNITS.
 - PER APPENDIX J OF THE SANTA CLARA COUNTY C.3 STORMWATER HANDBOOK THE SITE IS LOCATED WITHIN A SUBWATERSHED OR CHATCHMENT WITH 65% OR MORE IMPERVIOUS SURFACE AND IS EXEMPT FROM THE HYDROMODIFICATION REQUIREMENT.
 - LOCATION AND SIZE OF ALL TREATMENT CONTROL MEASURES IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 - GROUND WATER DEPTH: 50'+ PER ROCKRIDGE GEOTECHNICAL SOILS REPORT DATED MARCH 23, 2018.
 - SOIL TYPE: NRCS HYDROLOGIC SOIL GROUP 'C'
 - THE PROPOSED SITE DRAINS TO THE EXISTING 36" STORM DRAIN IN SOUTH BASCOM AVENUE WHICH THEN DISCHARGES INTO THE LOS GATOS CREEK ABOUT 400' SOUTH OF THE PROJECT SITE.

MEDIA FILTER CARTRIDGE REQUIREMENT (OLDCASTLE PERK FILTER)				
DMA AREA	TCM #	REQUIRED TREATMENT FLOW	STAKED CARTRIDGE TREATMENT FLOW RATE PER CARTRIDGE (12" + 18") ³	REQUIRED NUMBER OF CARTRIDGES
7	7	0.75	0.0379	20.0

BAYWEST
DEVELOPMENT

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ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018
#	REVISION LIST
DATE	

GATEWAY STATION
- PLANNED
DEVELOPMENT

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SAN JOSE, CA 95128

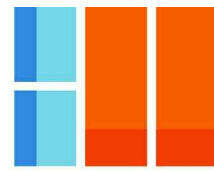
KEYPLAN

PROJECT NO.:2785-000
DATE: JUNE 19, 2018
SCALE: 1" = 50'

SHEET TITLE:

CONCEPTUAL
STORMWATER
MANAGEMENT PLAN

SHEET NO:



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SITE DESIGN MEASURES:

1. CLUSTER STRUCTURES/PAVEMENT.
2. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
3. PARKING:
 - a. ON TOP OF OR UNDER BUILDINGS.
4. INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.

SOURCE CONTROL MEASURES:

1. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
2. STORM DRAIN LABELING.

POTENTIAL POLLUTANTS AND POLLUTANTS SOURCE AREAS:

1. POLLUTANT SOURCE AREA: LOADING DOCS.
2. SITE POLLUTANTS OF CONCERN: GREASE, OIL, SEDIMENTS, PESTICIDES, AND TRASH.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:

I.B. PROPERTY OWNER:

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:

TO BE DETERMINED

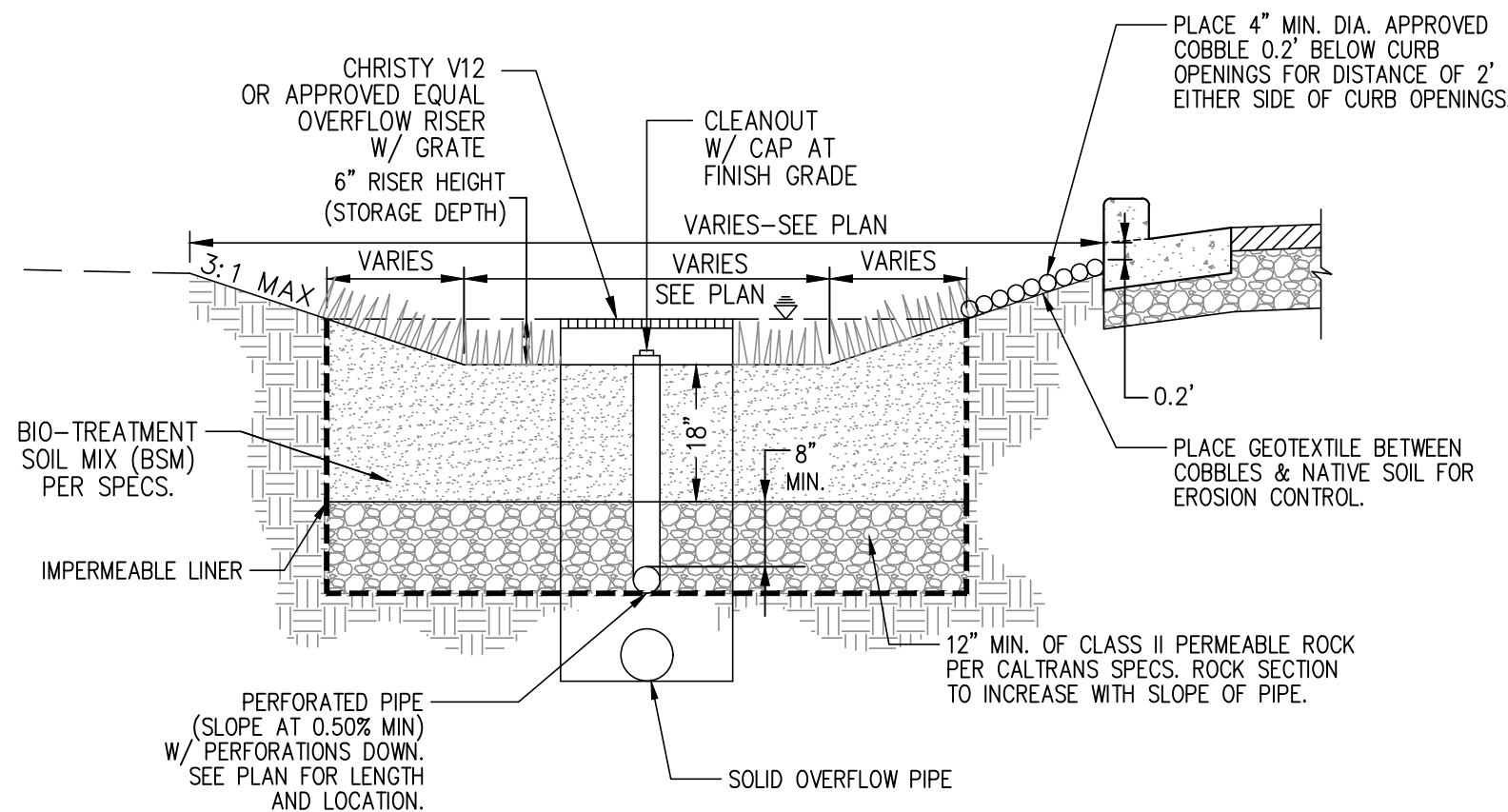
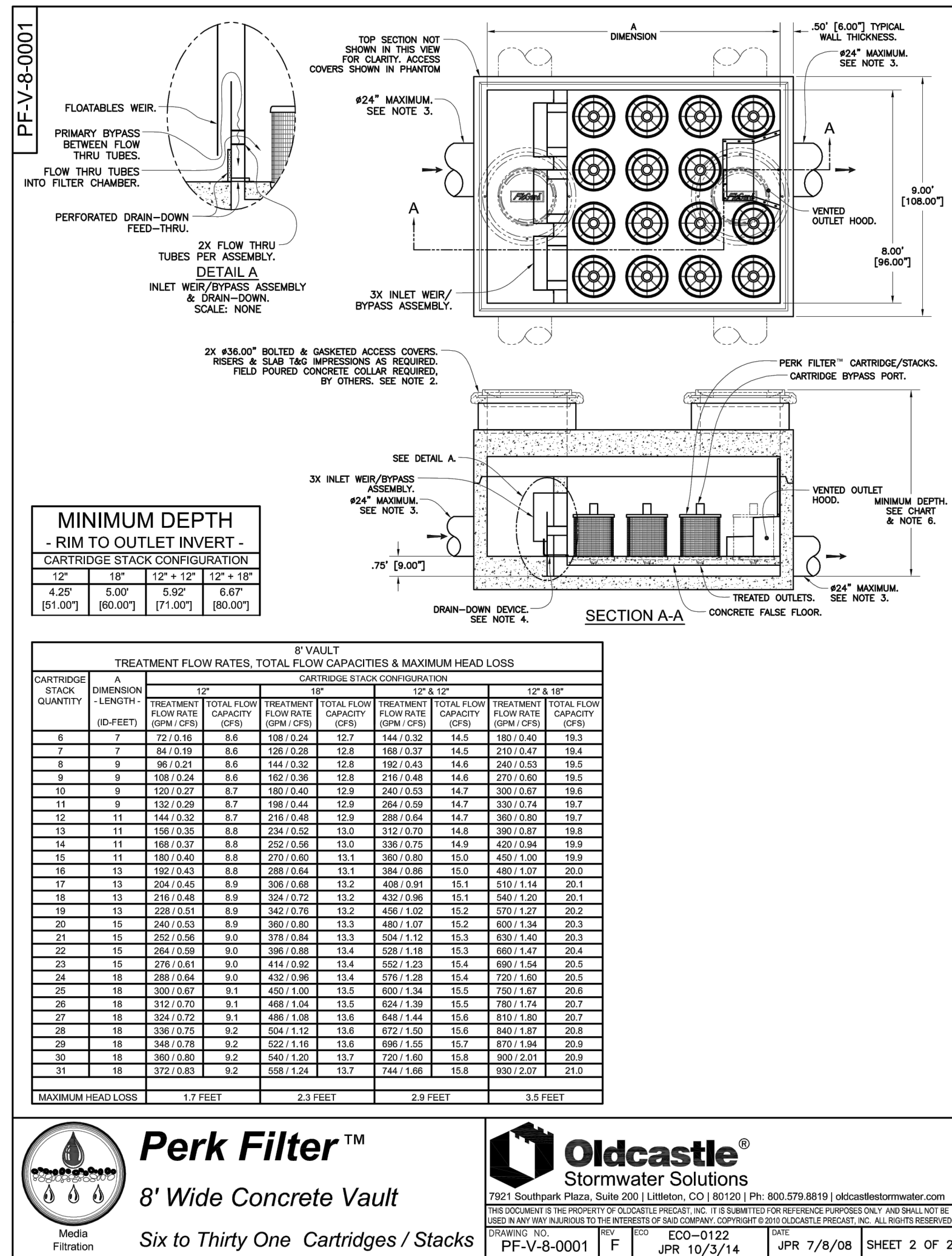
II.B. PHONE NUMBER OF CONTACT:

II.C. EMAIL:

II.D. ADDRESS:

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



TYPICAL BIO-RETENTION AREA DETAIL

NOT TO SCALE

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	EXISTING SURFACE (SF)	PROPOSED SURFACE		TOTAL PROPOSED IMPERVIOUS SURFACE
		TO BE REPLACED (SF)	NEW (SF)	
IMPERVIOUS SURFACE				
ROOF AREA	77,800	185,730		
PARKING	206,758			
SIDEWALKS		10,660		
PUBLIC STREETS		0		
PRIVATE STREETS		45,880		
IMPERVIOUS SURFACE TOTAL	284,558	242,270	0	242,270
PERVIOUS SURFACE				
LANDSCAPE AREA	19,630	19,630	52,631	
PERVIOUS PAVING				
GREEN ROOF AND OTHER PERVIOUS SURFACE				
PERVIOUS SURFACE TOTAL	19,630	19,630	52,631	72,261

ISSUES DATE

PLANNED DEVELOPMENT PERMIT 06/19/2018

REVISION LIST DATE

GATEWAY STATION - PLANNED DEVELOPMENT

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN

PROJECT NO.:2785-000

DATE: JUNE 19, 2018

SCALE:1"= 50'

SHEET TITLE:

CONCEPTUAL STORMWATER MANAGEMENT PLAN NOTES & DETAILS

SHEET NO:

5.1



AERIAL VIEW FROM S. BASCOM AVE LOOKING EAST



VIEW FROM VTA LOOKING WEST INTO PARK/PLAZA



BAYWEST
DEVELOPMENT

WRNSSTUDIO

501 SECOND STREET
4TH FLOOR, STE. 402
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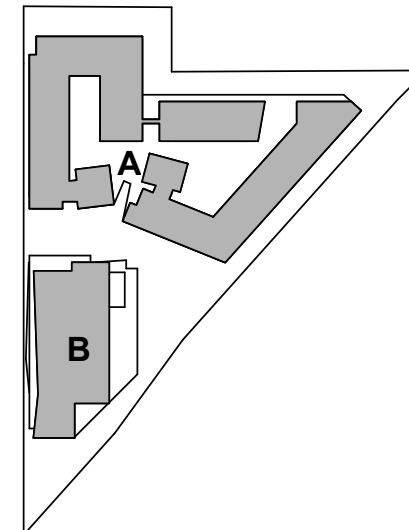
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

**COMMUNITY
PERSPECTIVES-BASCOM
AERIAL & VIEW FROM
VTA**

SHEET NO:

A-7.0.0



VIEW FROM S. BASCOM AVE LOOKING SOUTH-EAST



VIEW FROM S. BASCOM AVE LOOKING NORTH-EAST



BAYWEST
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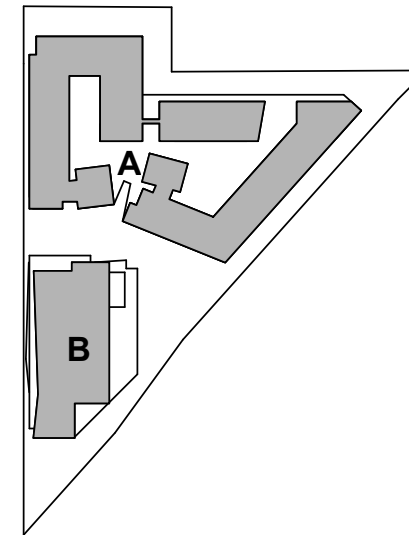
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

COMMUNITY
PERSPECTIVES- SOUTH
BASCOM AVE

SHEET NO:

A-7.0.1



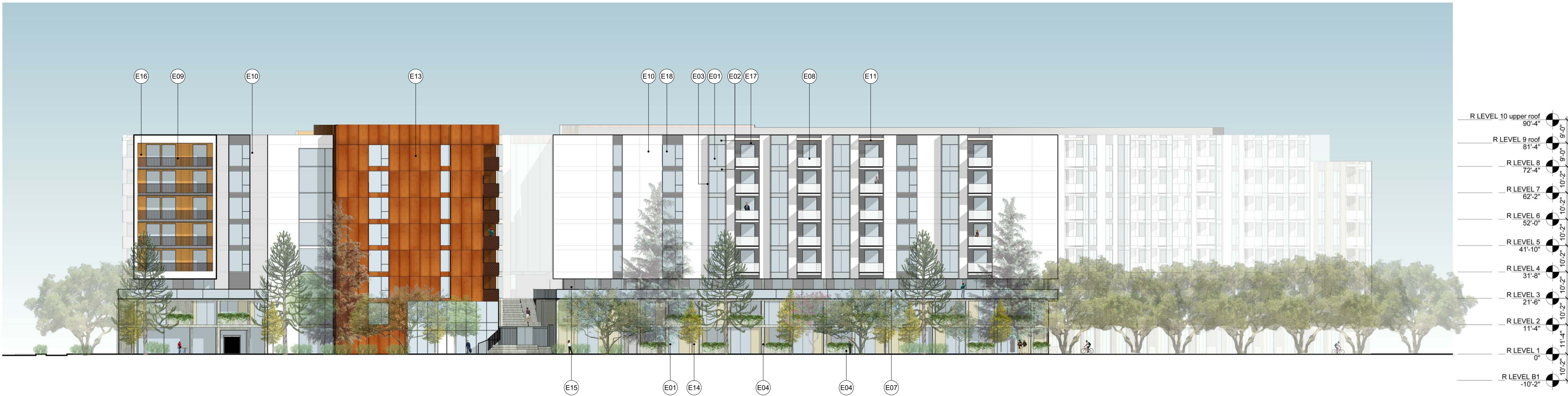
BAYWEST
DEVELOPMENT

WRNSSTUDIO

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1 RESIDENTIAL - SOUTH ELEVATION
1" = 20'-0"



2 RESIDENTIAL - WEST (BASCOM) ELEVATION
1" = 20'-0"

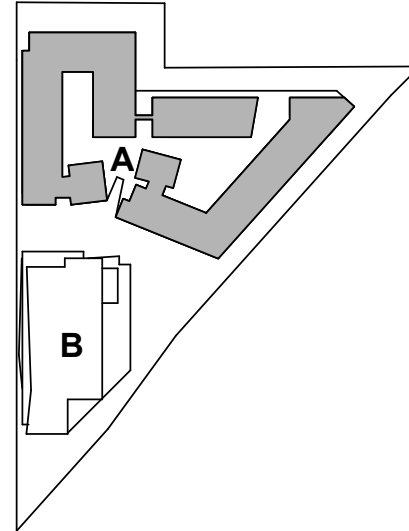
1 EXTERIOR MATERIALS KEY

- E01 VISION GLASS
- E02 SPANDREL PANEL
- E03 CLEAR ANODIZED ALUMINUM
- E04 BOARD FORMED CONCRETE
- E05 PERFORATED METAL PANEL 1
- E06 PERFORATED METAL PANEL 2
- E07 GLASS GUARDRAIL
- E08 PERFORATED METAL GUARDRAIL
- E09 PAINTED METAL GUARDRAIL
- E10 PLASTER
- E11 CEMENTITIOUS PANEL 1
- E12 CEMENTITIOUS PANEL 2
- E13 METAL PANEL 1
- E14 METAL PANEL 2
- E15 METAL PANEL 3
- E16 COMPOSITE SIDING
- E17 PAINTED METAL & WOOD SUNSHADE
- E18 WINDOW
- E19 CURTAINWALL FIN
- E20 PAINTED METAL TRELLIS

GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

RESIDENTIAL BUILDING
ELEVATIONS

SHEET NO:

A-7a.1.0



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1 RESIDENTIAL - EAST ELEVATION
1" = 20'-0"



2 RESIDENTIAL - NORTH ELEVATION (EAST BLDG)
1" = 20'-0"

1 EXTERIOR MATERIALS KEY

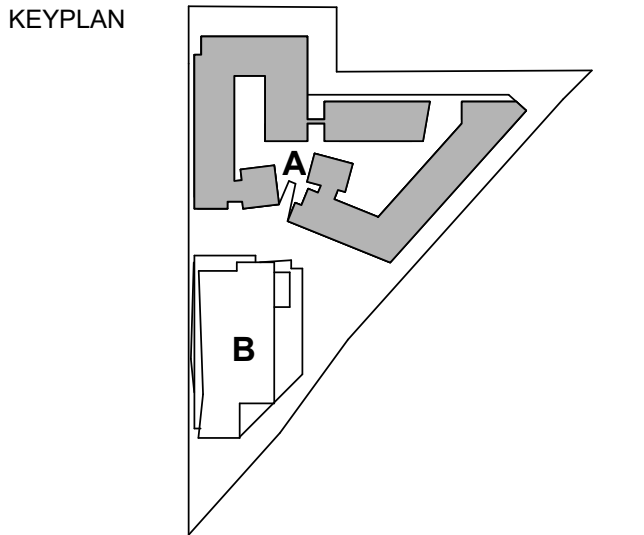
- E01 VISION GLASS
- E02 SPANDREL PANEL
- E03 CLEAR ANODIZED ALUMINUM
- E04 BOARD FORMED CONCRETE
- E05 PERFORATED METAL PANEL 1
- E06 PERFORATED METAL PANEL 2
- E07 GLASS GUARDRAIL
- E08 PERFORATED METAL GUARDRAIL
- E09 PAINTED METAL GUARDRAIL
- E10 PLASTER
- E11 CEMENTITIOUS PANEL 1
- E12 CEMENTITIOUS PANEL 2
- E13 METAL PANEL 1
- E14 METAL PANEL 2
- E15 METAL PANEL 3
- E16 COMPOSITE SIDING
- E17 PAINTED METAL & WOOD SUNSHADE
- E18 WINDOW
- E19 CURTAINWALL FIN
- E20 PAINTED METAL TRELLIS



3 RESIDENTIAL - NORTH ELEVATION (WEST BLDG)
1" = 20'-0"

**GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING**

1410 S BASCOM AVE
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:
**RESIDENTIAL BUILDING
ELEVATIONS**

SHEET NO:
A-7a.1.1



E01
VISION GLASS



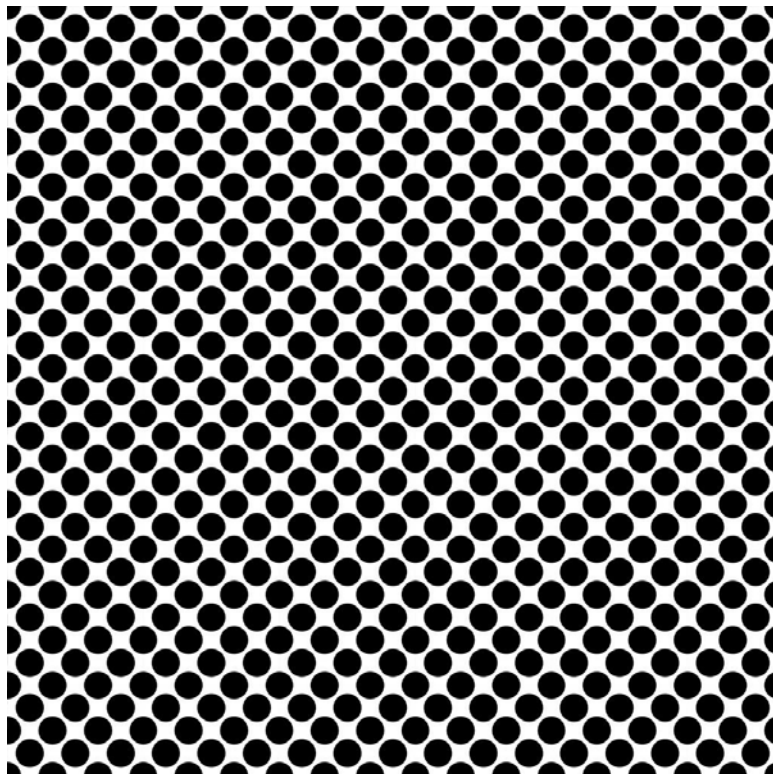
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SPANDREL PANEL



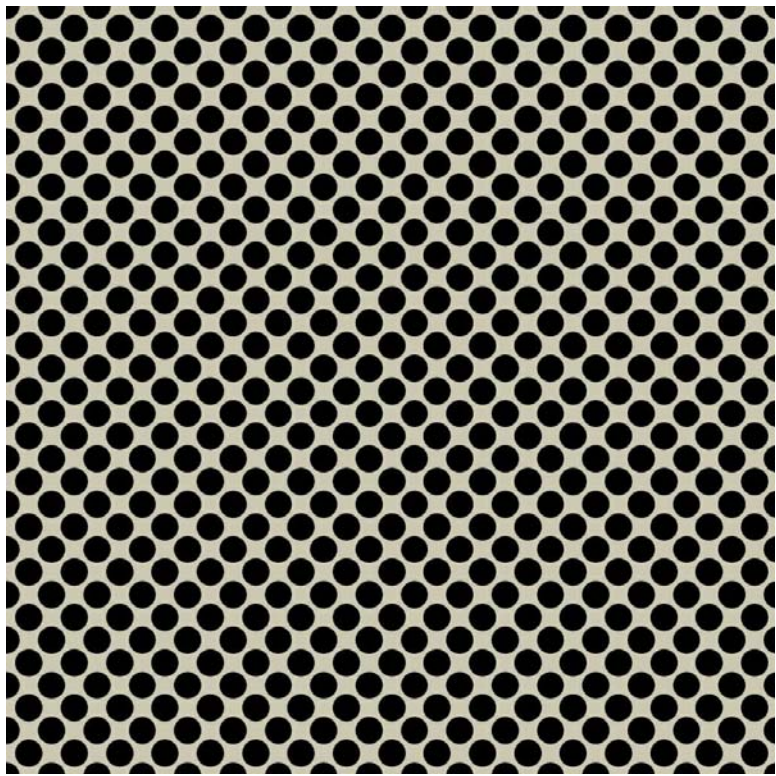
E03
CLEAR ANODIZED ALUMINUM



E04
BOARD FORMED CONCRETE



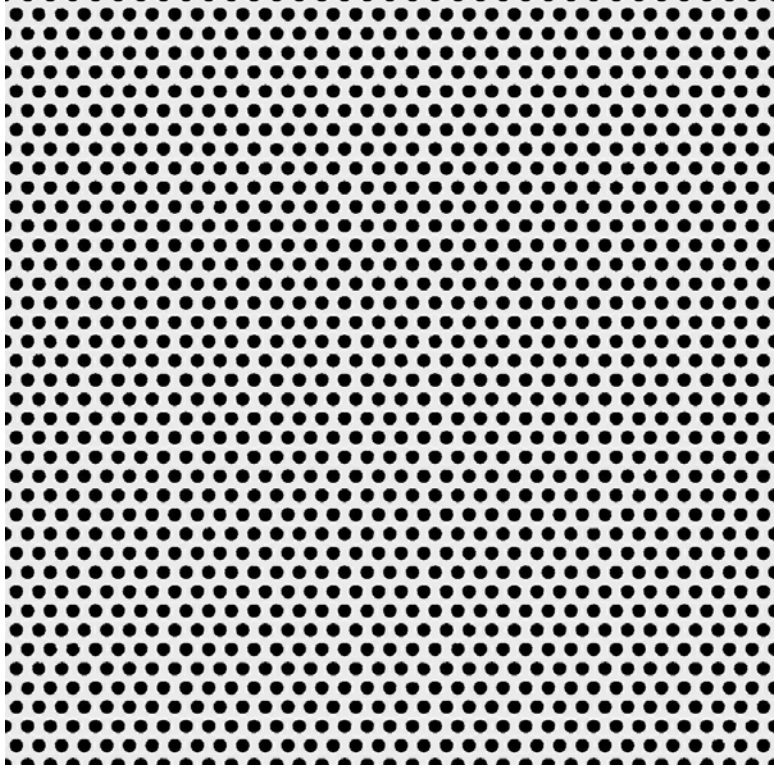
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PERFORATED METAL PANEL 1



E06
PERFORATED METAL PANEL 2



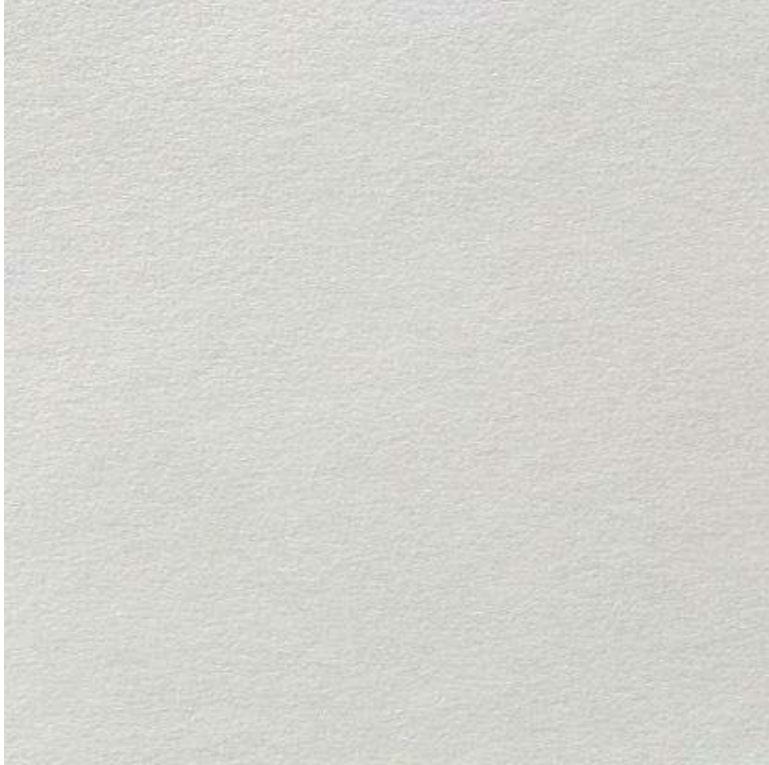
E07
GLASS GUARDRAIL



E08
PERFORATED METAL GUARDRAIL



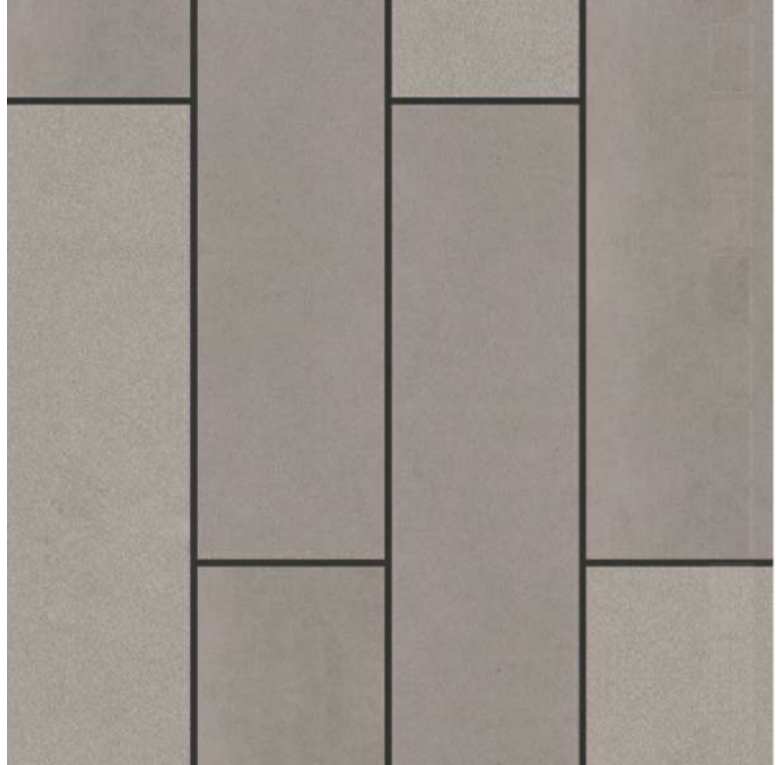
E09
PAINTED METAL GUARDRAIL



E10
PLASTER



E11
CEMENTITIOUS PANEL 1



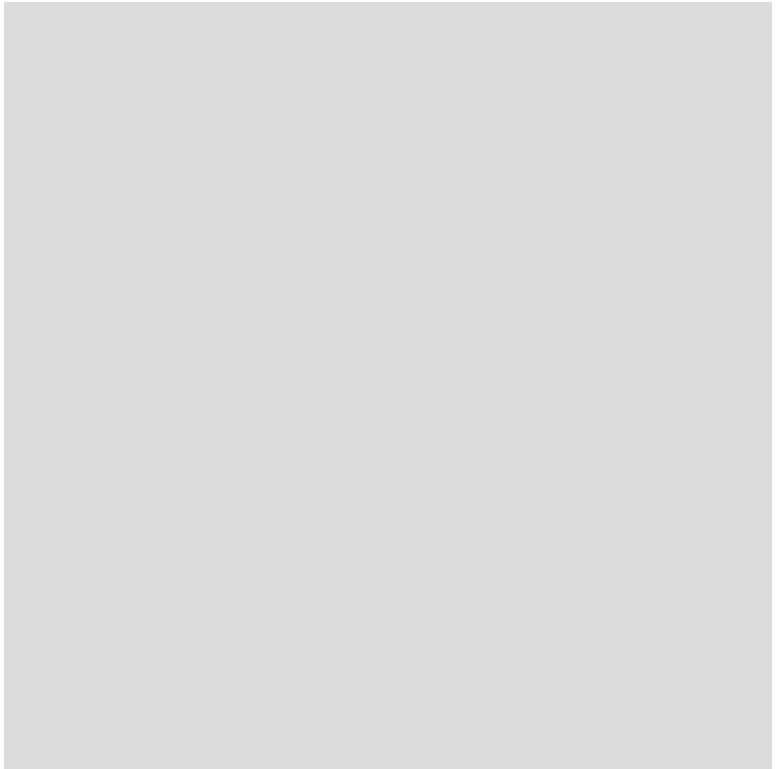
E12
CEMENTITIOUS PANEL 2



E13
METAL PANEL 1



E14
METAL PANEL 2



E15
METAL PANEL 3



E16
COMPOSITE SIDING



E17
PAINTED MTL. & WOOD SUNSHADE



E18
WINDOW

MATERIALS - SAMPLES



MATERIALS - PRECEDENT



BAYWEST
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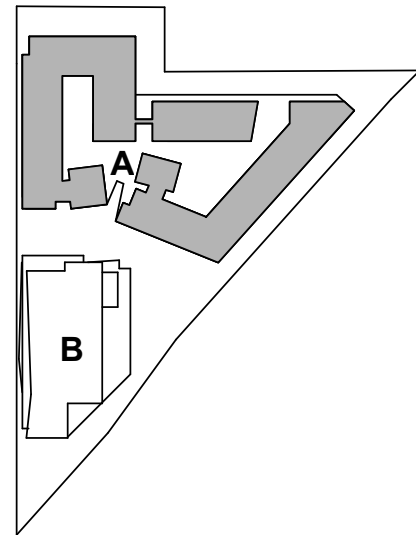
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1/2" = 1'-0"

SHEET TITLE:

RESIDENTIAL BUILDING
MATERIALS BOARD

SHEET NO:

A-7a.2.0



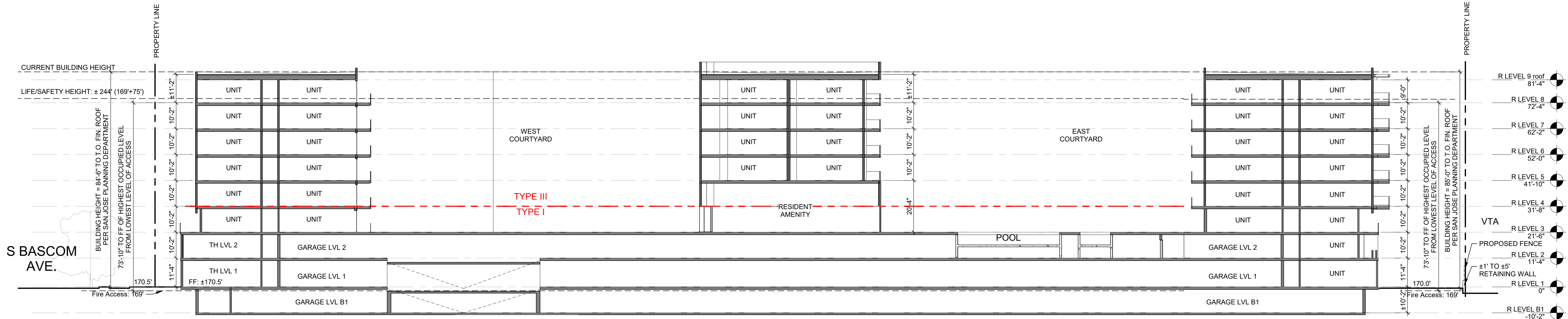
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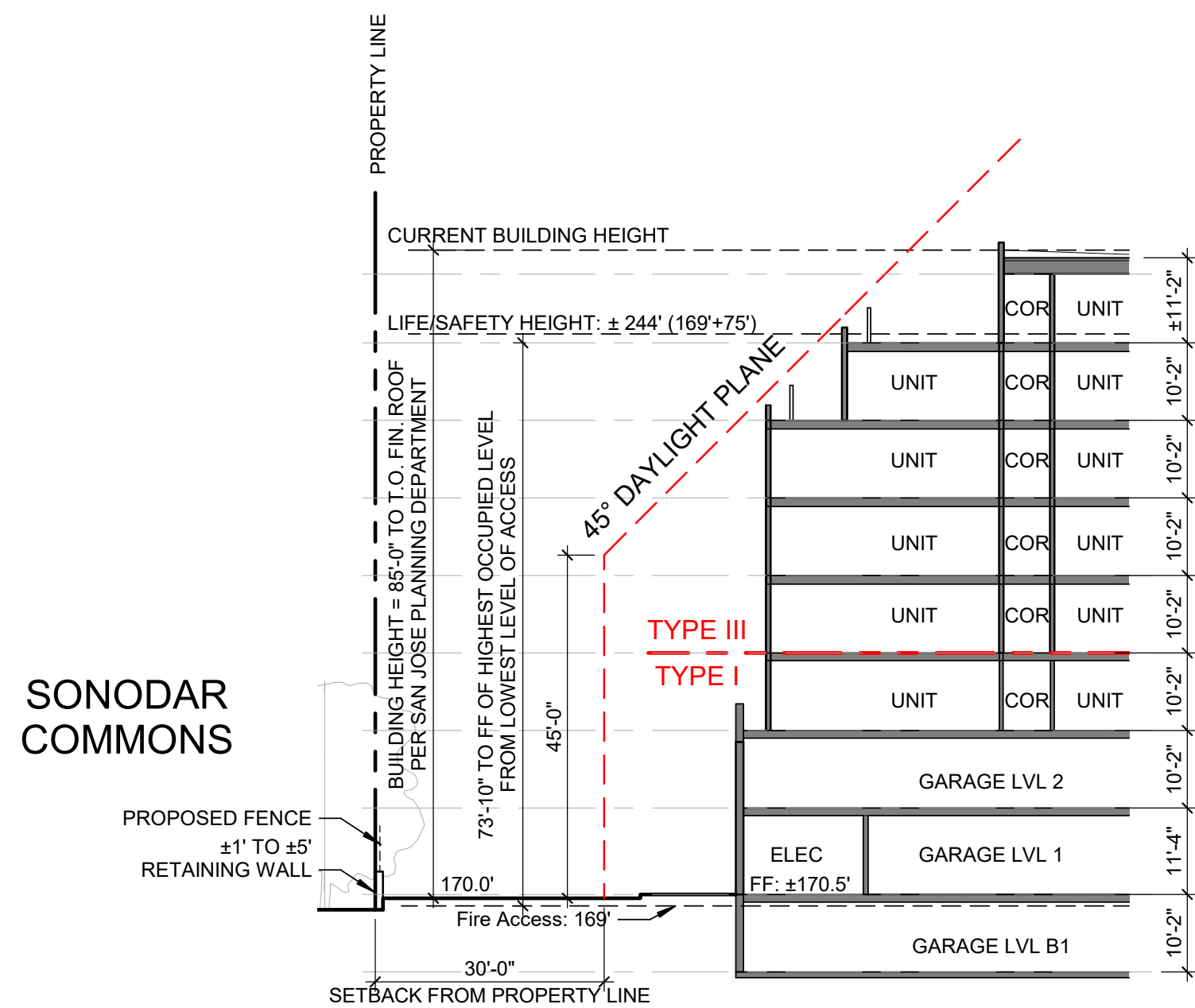
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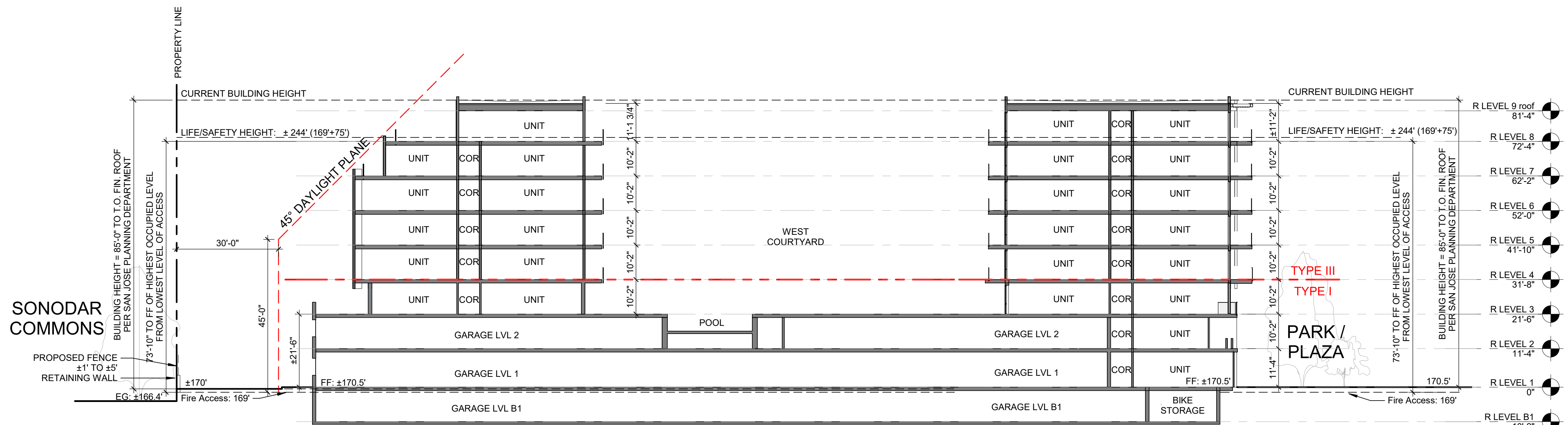
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3 CONCEPTUAL SITE SECTION
1" = 20'-0"



1 CONCEPTUAL SITE SECTION
1" = 20'-0"



2 CONCEPTUAL SITE SECTION
1" = 20'-0"

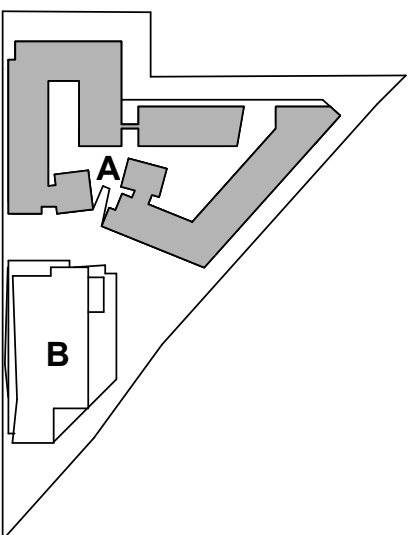
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047

PROJECT NO.: 17019.00

DATE: JUNE 19, 2018

SCALE: 1" = 20'-0"

SHEET TITLE:

RESIDENTIAL BUILDING
SECTIONS

SHEET NO:

A-7a.3.0



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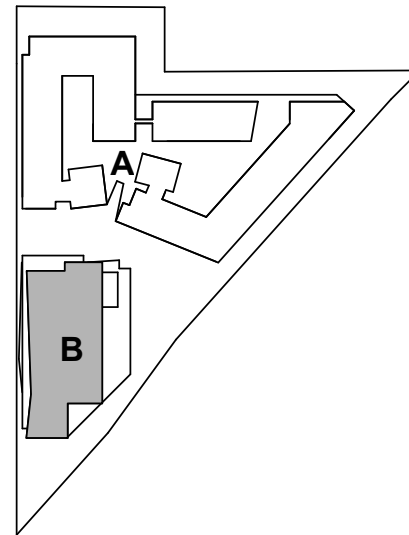
ISSUES DATE
PLANNED DEVELOPMENT PERMIT 06/19/2018

REVISION LIST DATE

GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



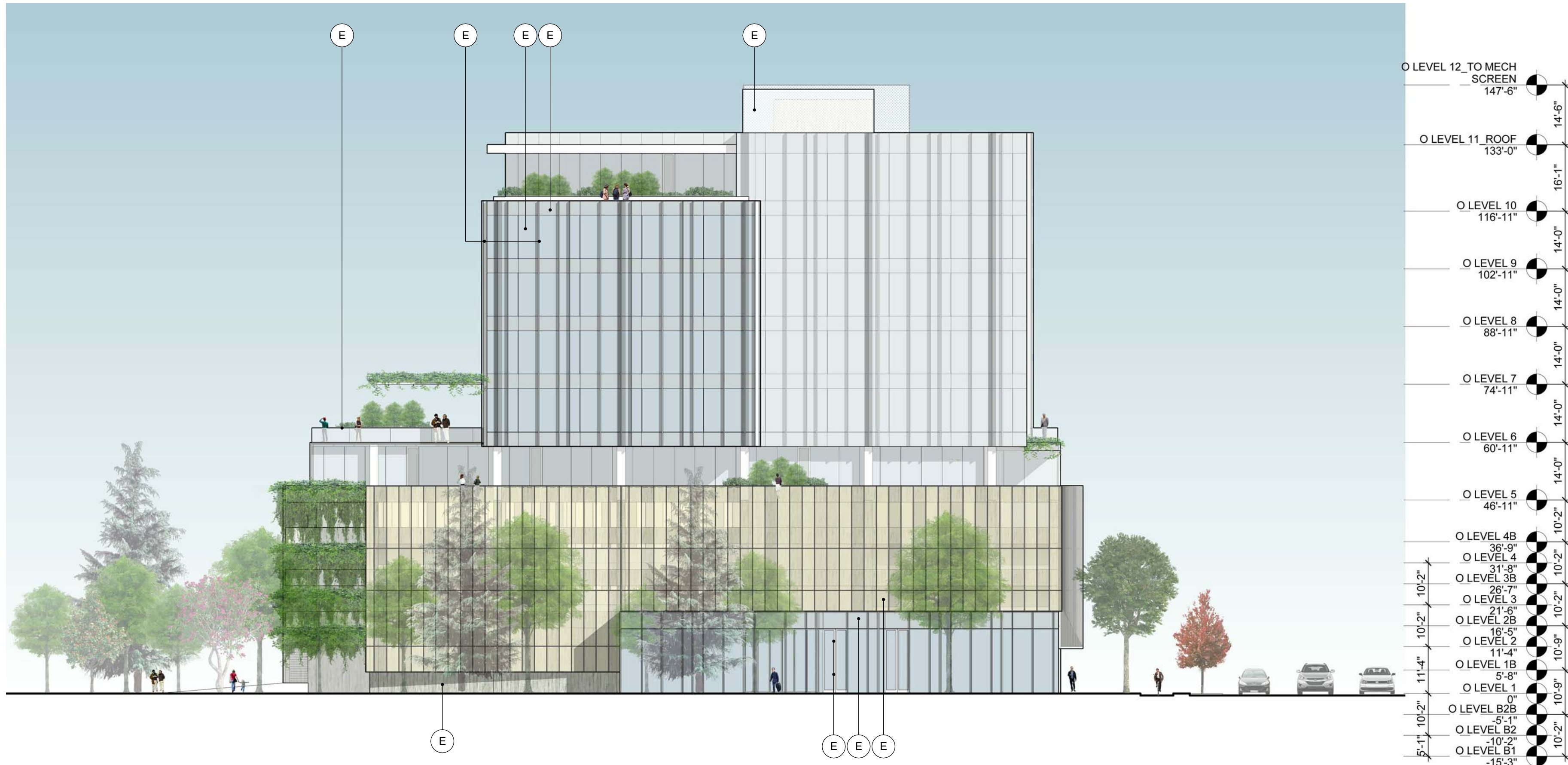
PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

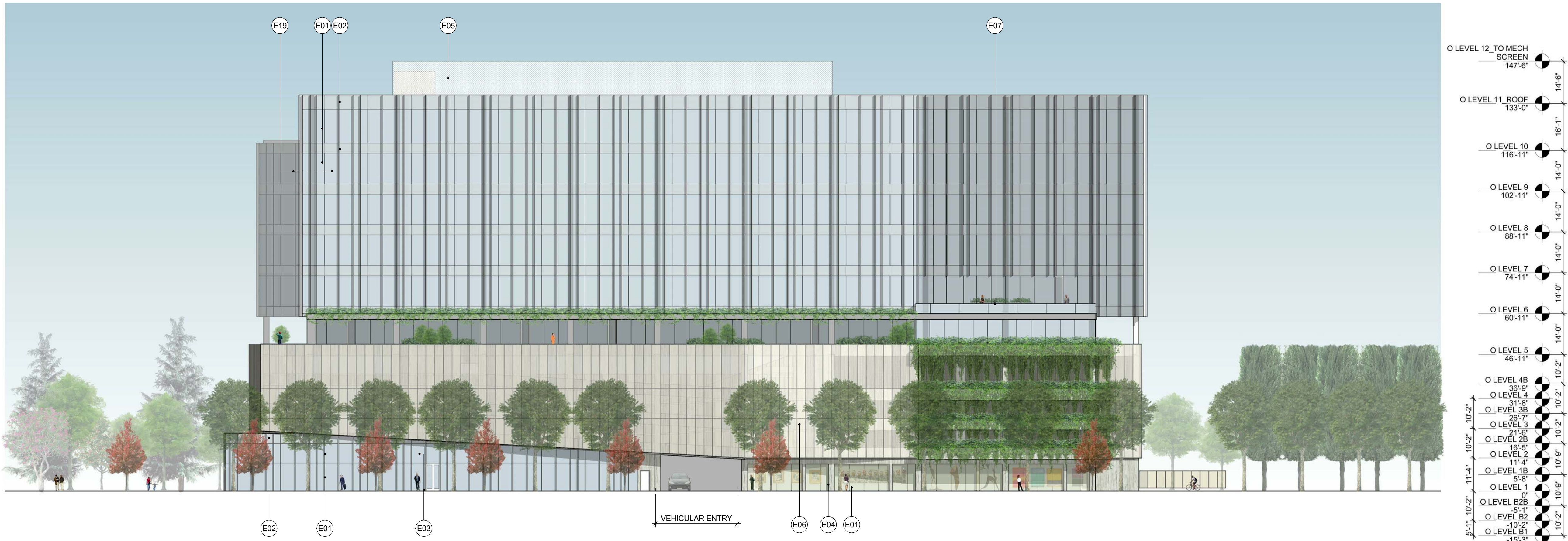
OFFICE BUILDING
ELEVATIONS

SHEET NO:

A-7b.1.0



1 OFFICE - NORTH ELEVATION
1" = 20'-0"



2 OFFICE - WEST (BASCOM) ELEVATION
1" = 20'-0"



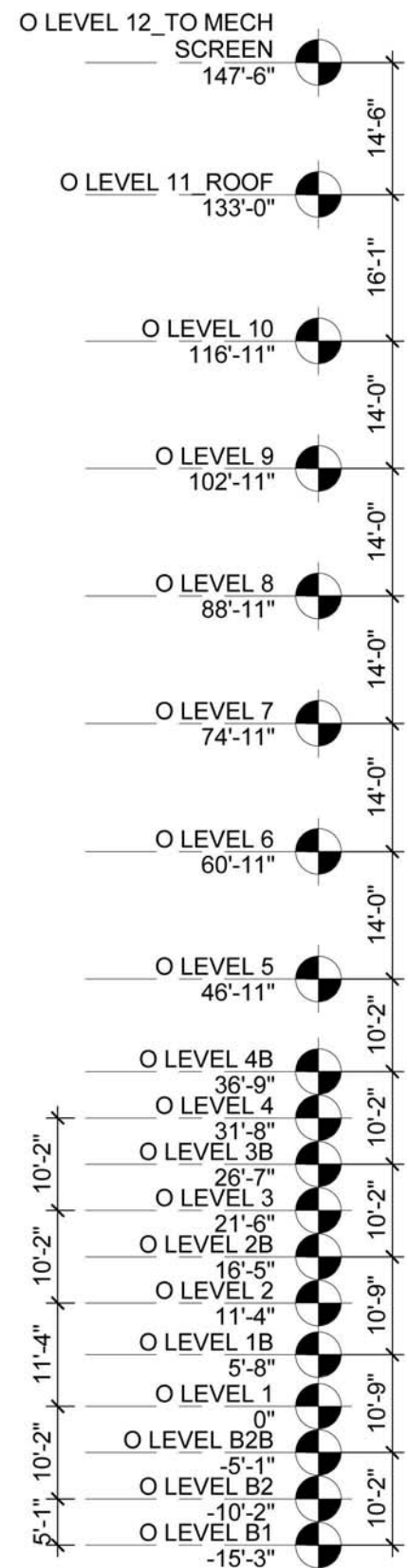
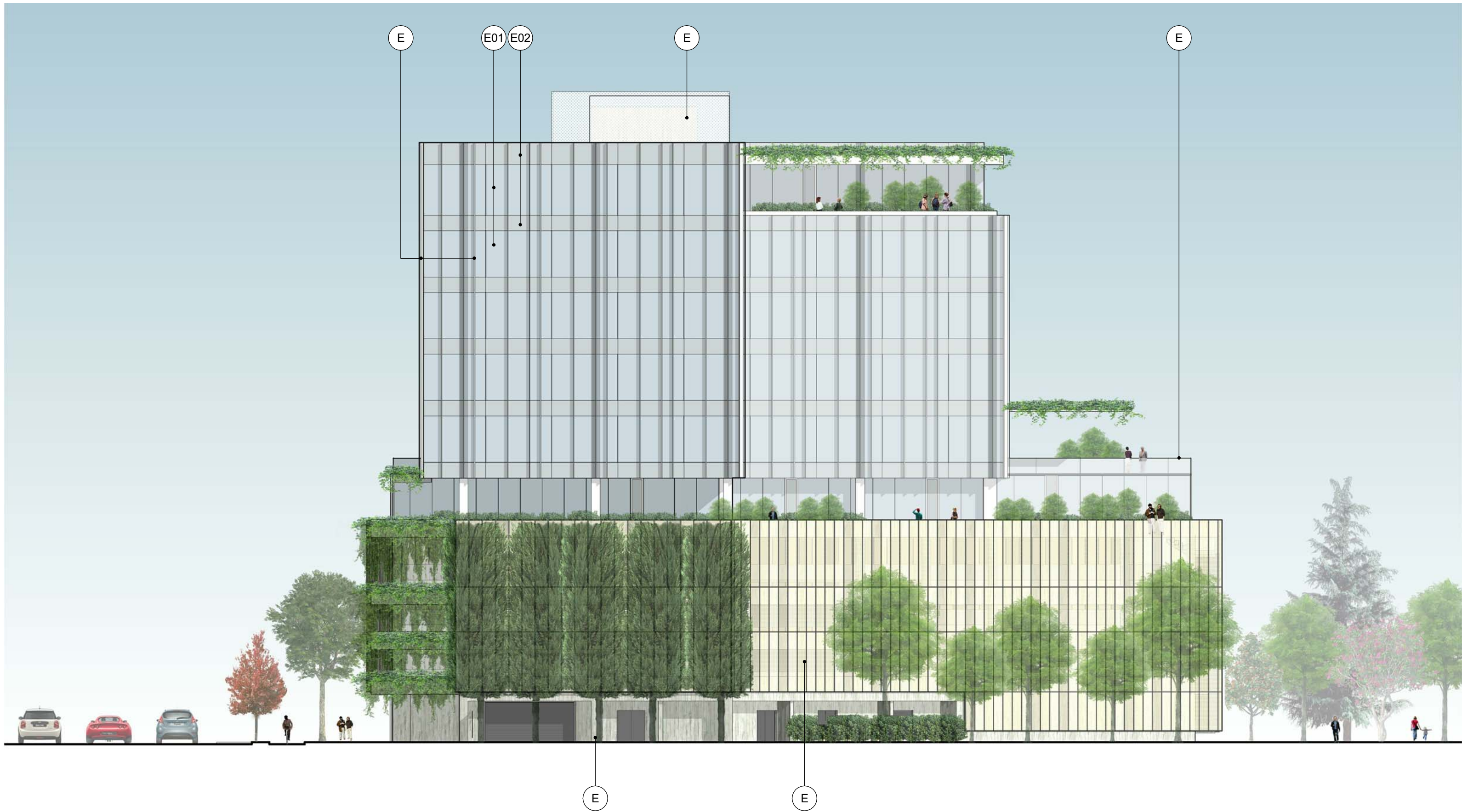
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DEVELOPMENT

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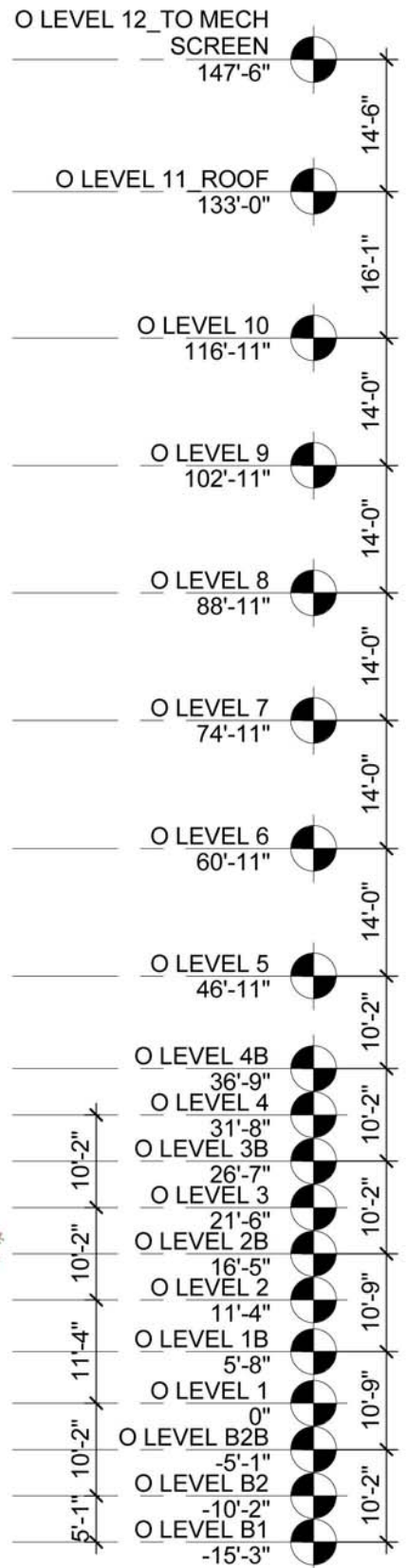
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1	EXTERIOR MATERIALS KEY
E01	VISION GLASS
E02	SPANDREL PANEL
E03	CLEAR ANODIZED ALUMINUM
E04	BOARD FORMED CONCRETE
E05	PERFORATED METAL PANEL 1
E06	PERFORATED METAL PANEL 2
E07	GLASS GUARDRAIL
E08	PERFORATED METAL GUARDRAIL
E09	PAINTED METAL GUARDRAIL
E10	PLASTER
E11	CEMENTITIOUS PANEL 1
E12	CEMENTITIOUS PANEL 2
E13	METAL PANEL 1
E14	METAL PANEL 2
E15	METAL PANEL 3
E16	COMPOSITE SIDING
E17	PAINTED METAL & WOOD SUNSHADE
E18	WINDOW
E19	CURTAINWALL FIN
E20	PAINTED METAL TRELLIS

1 OFFICE - SOUTH ELEVATION
1" = 20'-0"



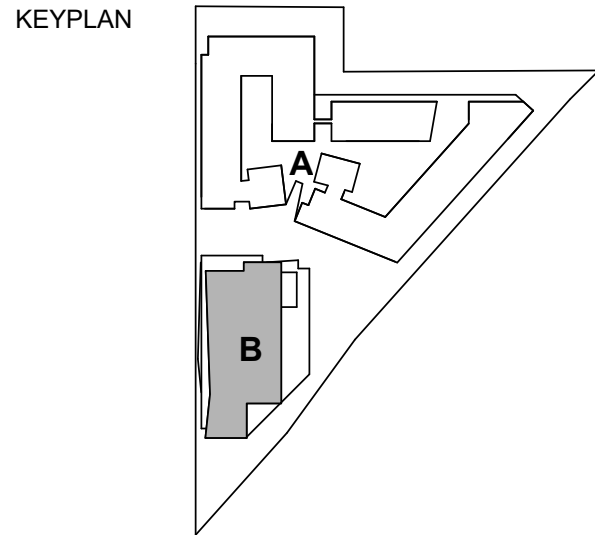
2 OFFICE - EAST ELEVATION
1" = 20'-0"

ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

OFFICE BUILDING
ELEVATIONS

SHEET NO:

A-7b.1.1



E01
VISION GLASS



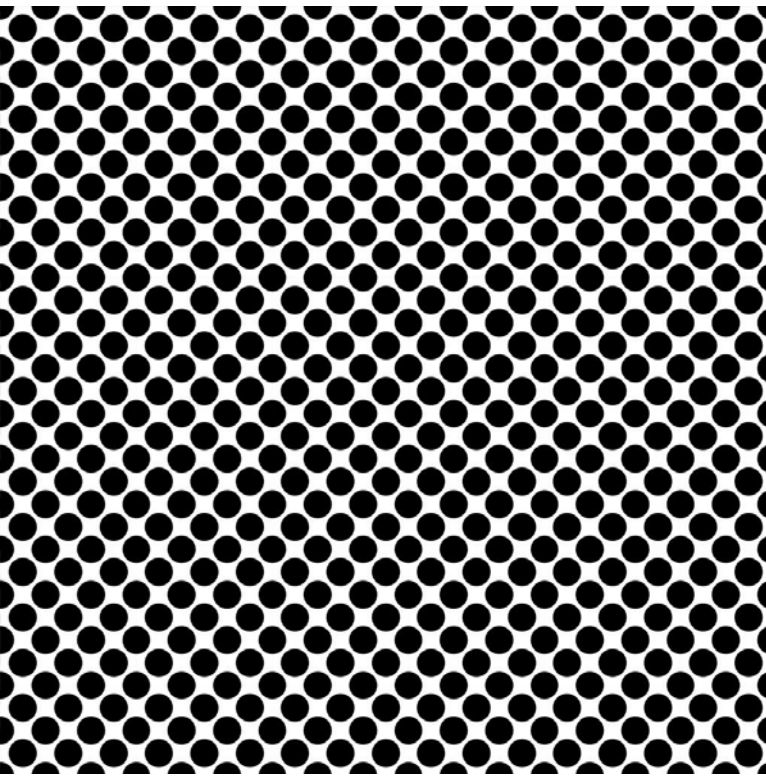
E02
SPANDREL PANEL



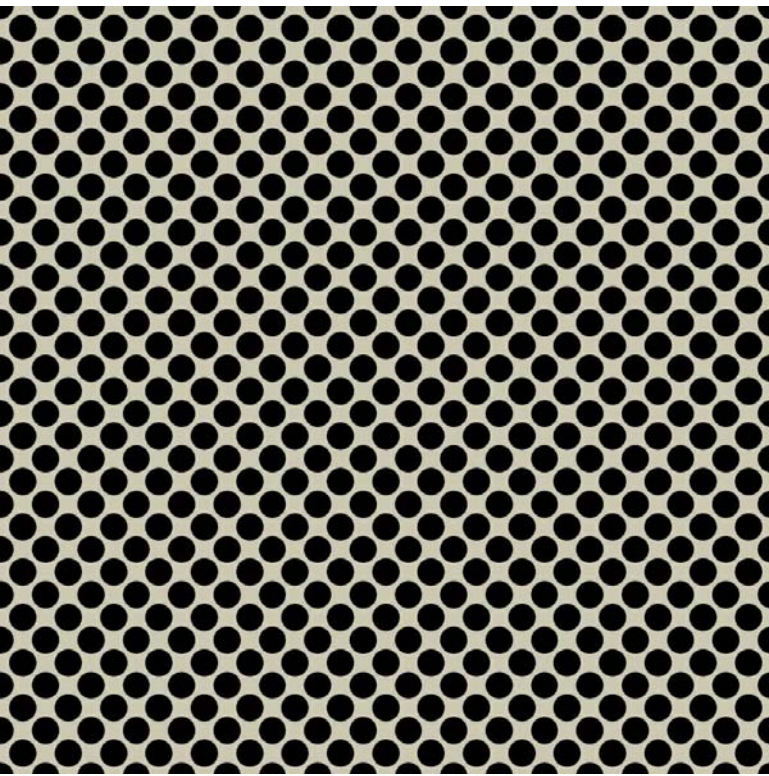
E03
CLEAR ANODIZED ALUMINUM



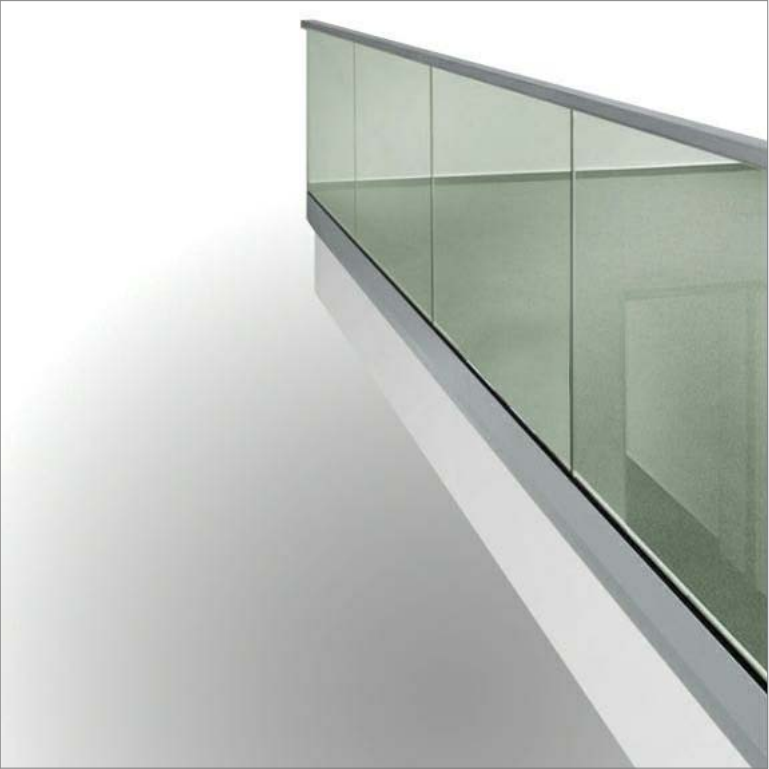
E04
BOARD FORMED CONCRETE



E05
PERFORATED METAL PANEL 1



E06
PERFORATED METAL PANEL 2



E07
GLASS GUARDRAIL



E08-E18
SEE [1/A-7a.2.0](#)

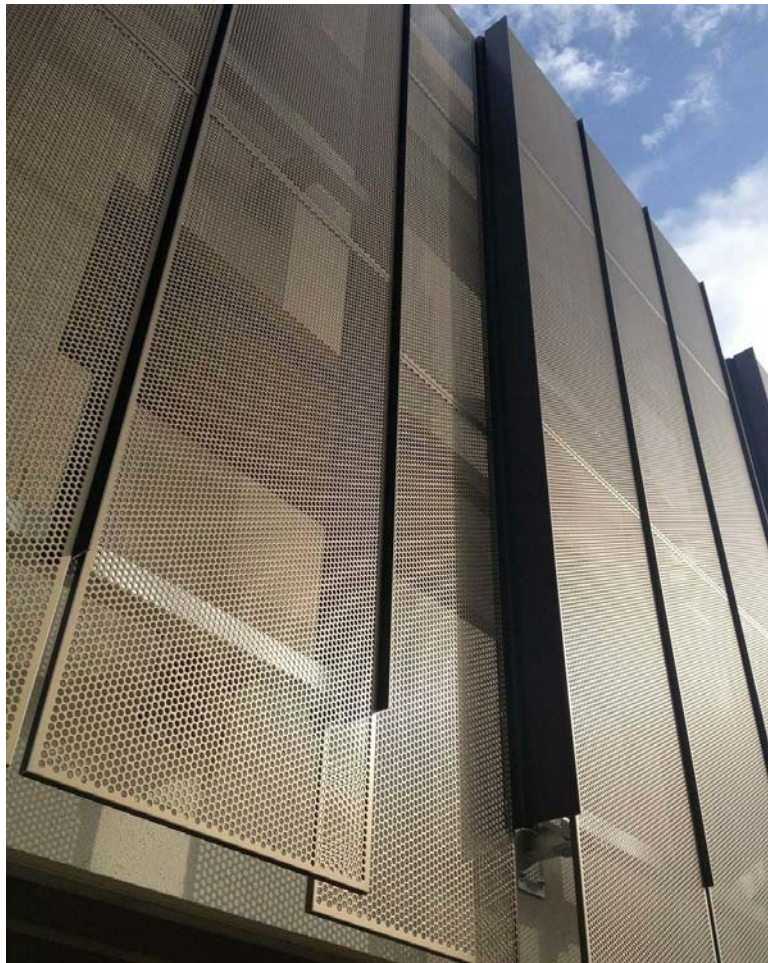
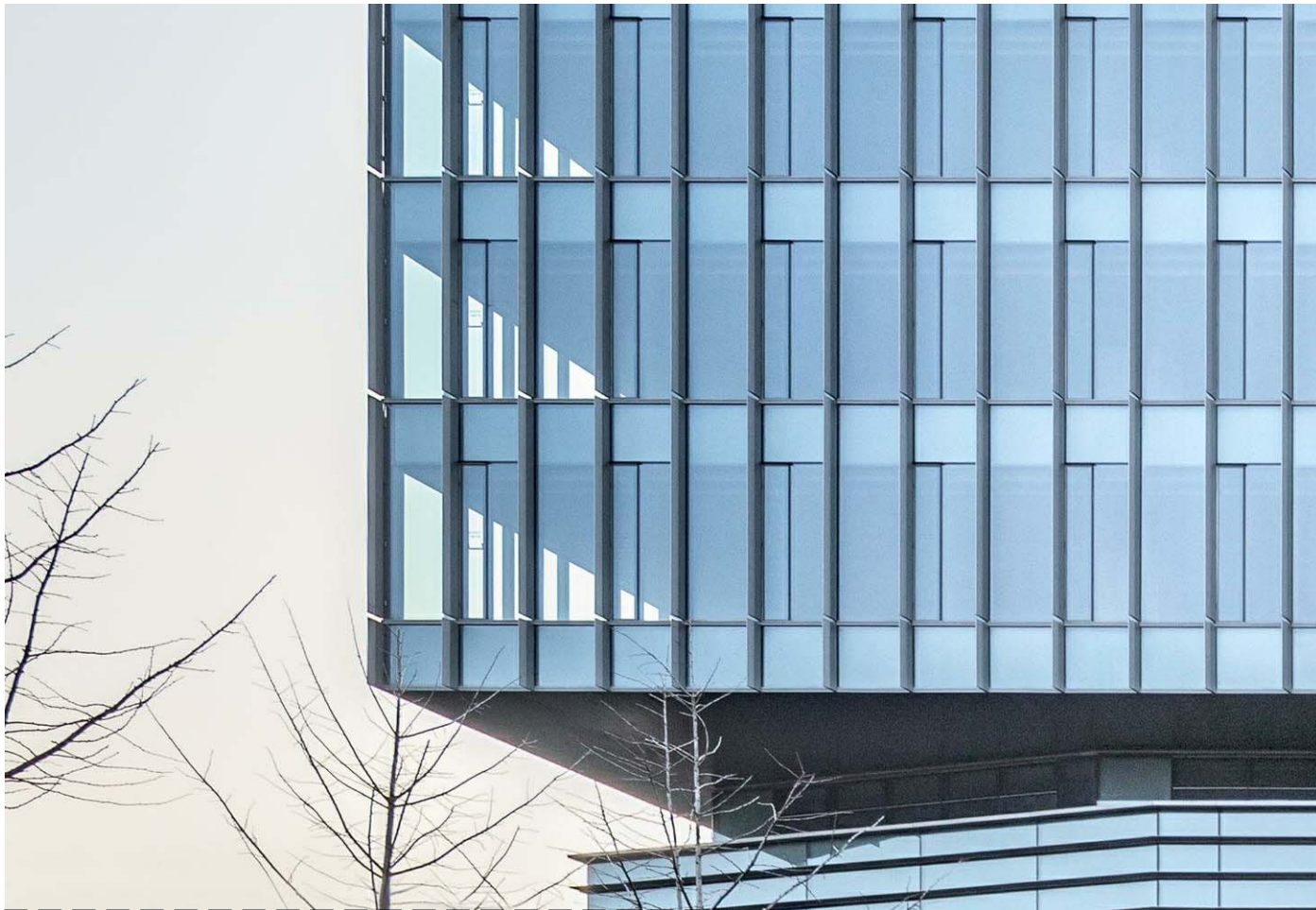


E19
CURTAINWALL FIN



E20
PAINTED METAL TRELLIS

MATERIALS - SAMPLES



MATERIALS - PRECEDENT



BAYWEST
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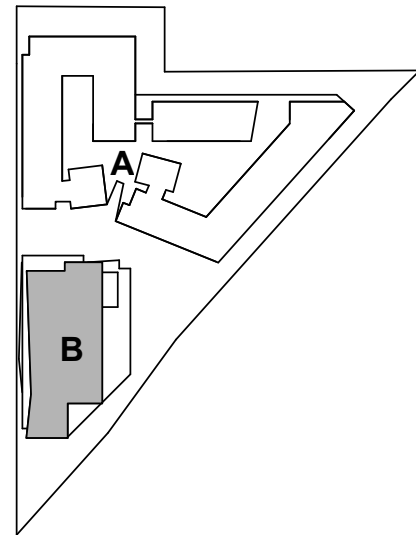
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 12" = 1'-0"

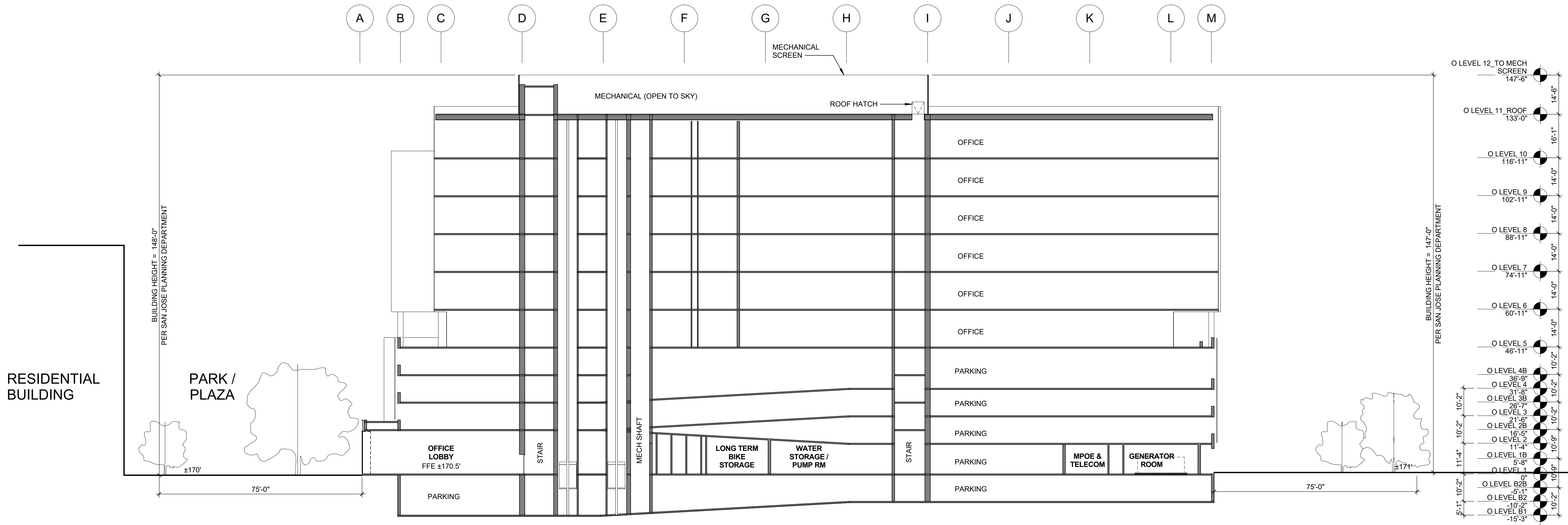
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**OFFICE BUILDING
MATERIALS BOARD**

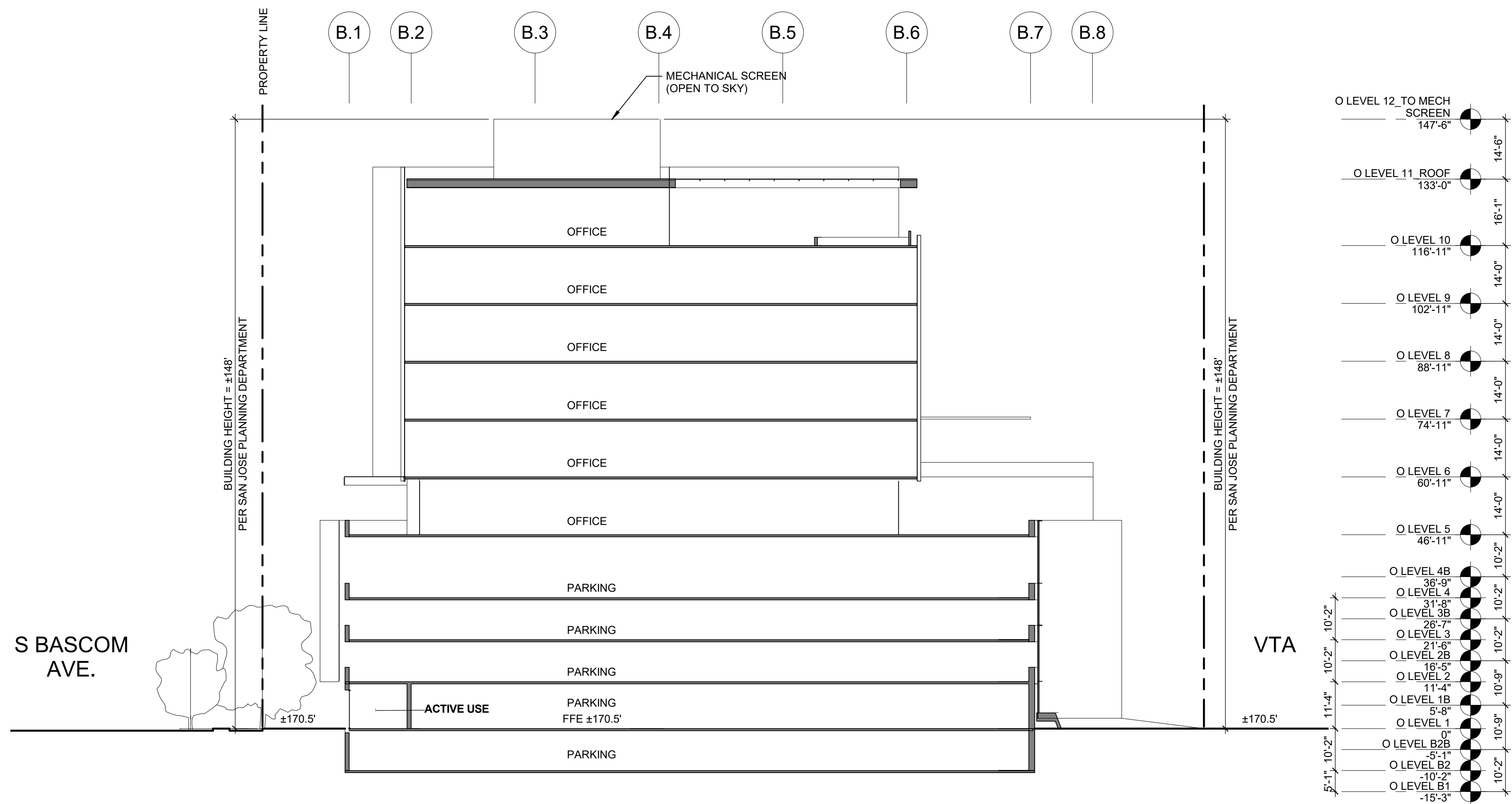
SHEET NO:

A-7b.2.0

6/18/2018 12:15:06 PM



1 LONGITUDINAL BUILDING SECTION
1" = 20'-0"



2 TRANSVERSE BUILDING SECTION
1" = 20'-0"



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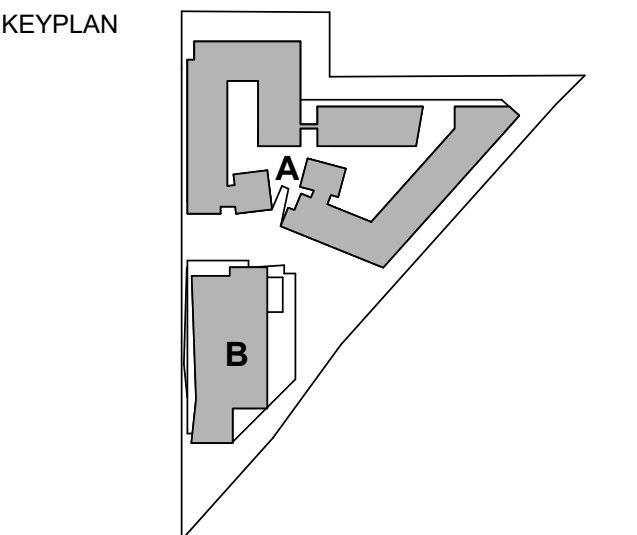
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ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

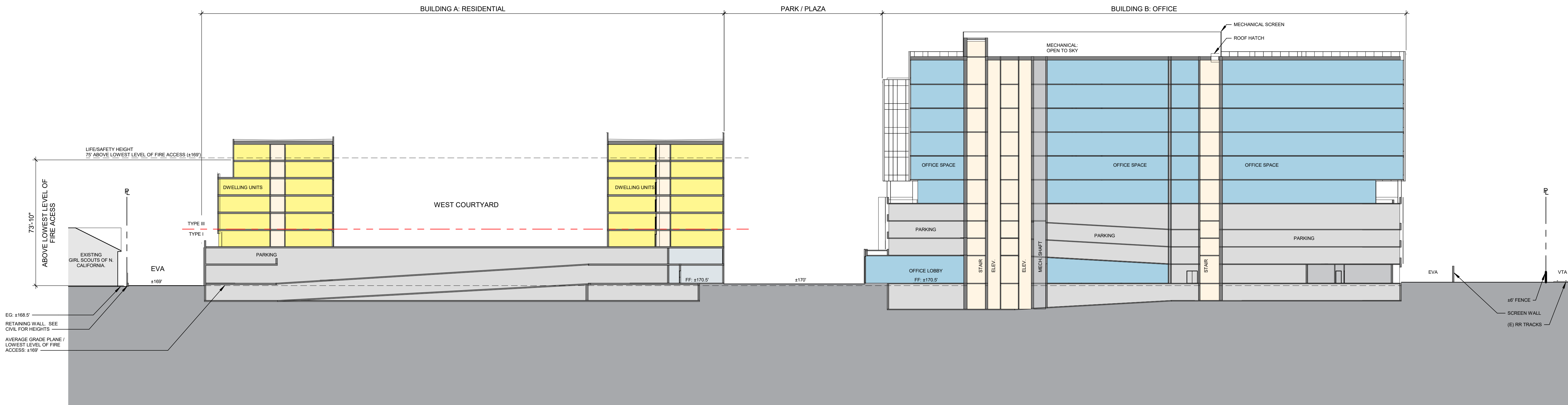
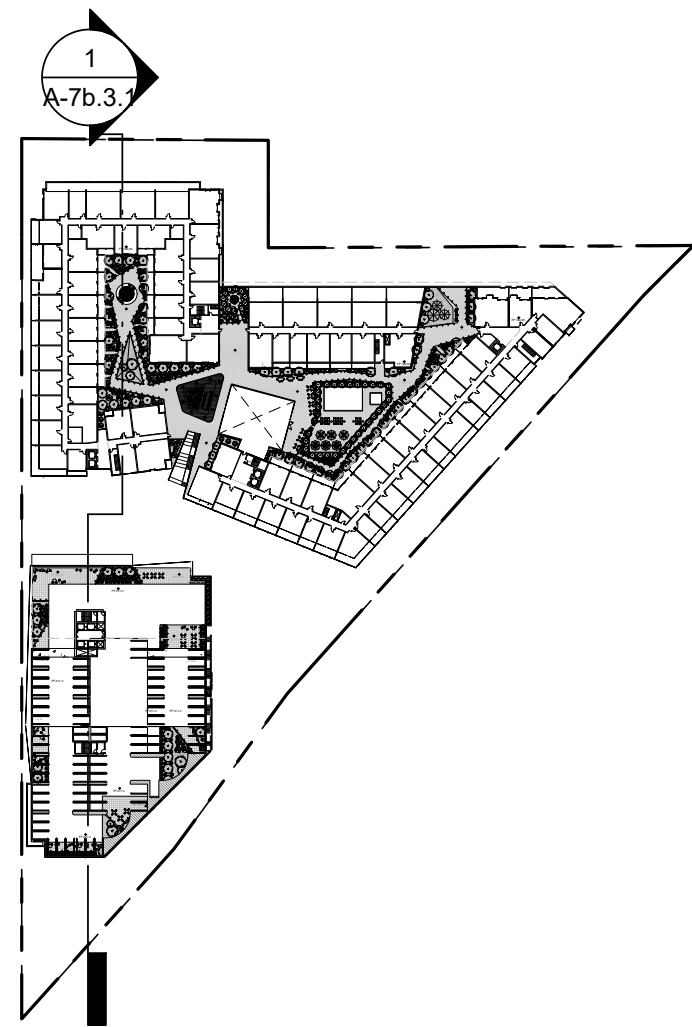
SHEET TITLE:

OFFICE BUILDING
SECTIONS

SHEET NO:

A-7b.3.0

6/18/2018 12:15:25 PM



1 CONCEPTUAL SITE SECTION
1" = 30'-0"



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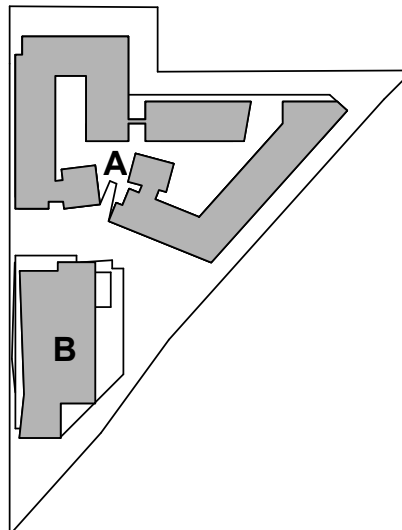
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:

SITE SECTION

SHEET NO:

A-7b.3.1



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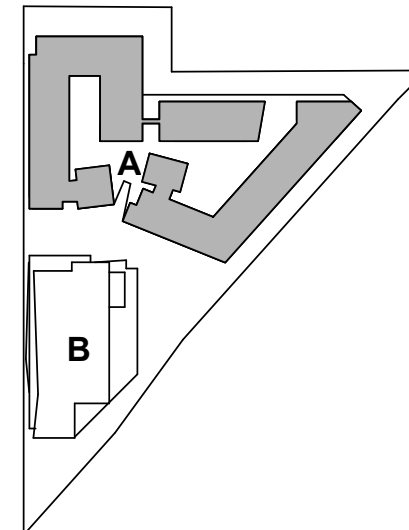
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



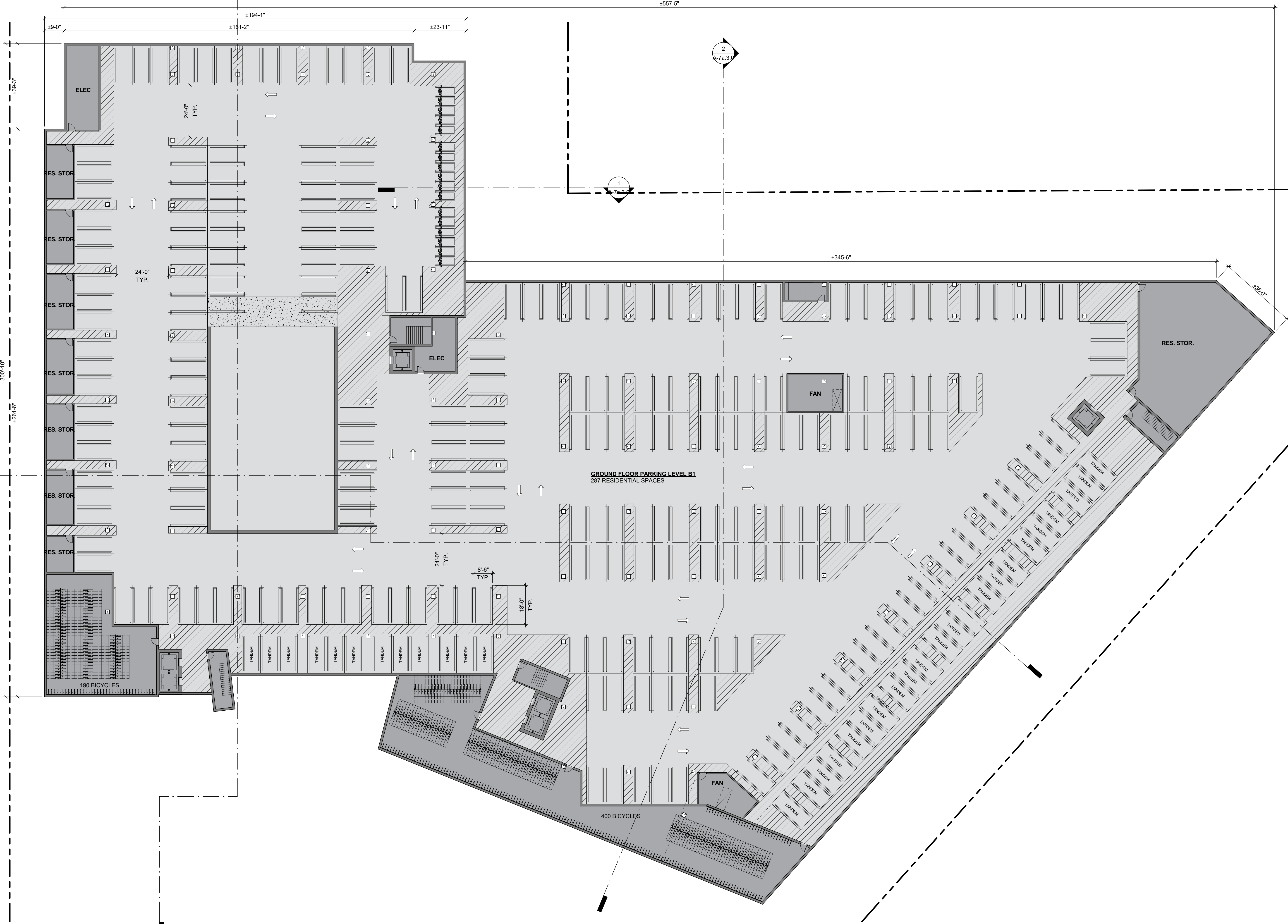
PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

**RESIDENTIAL - LEVEL B1
FLOOR PLAN**

SHEET NO:

A-9a.0.0



1 R LEVEL B1

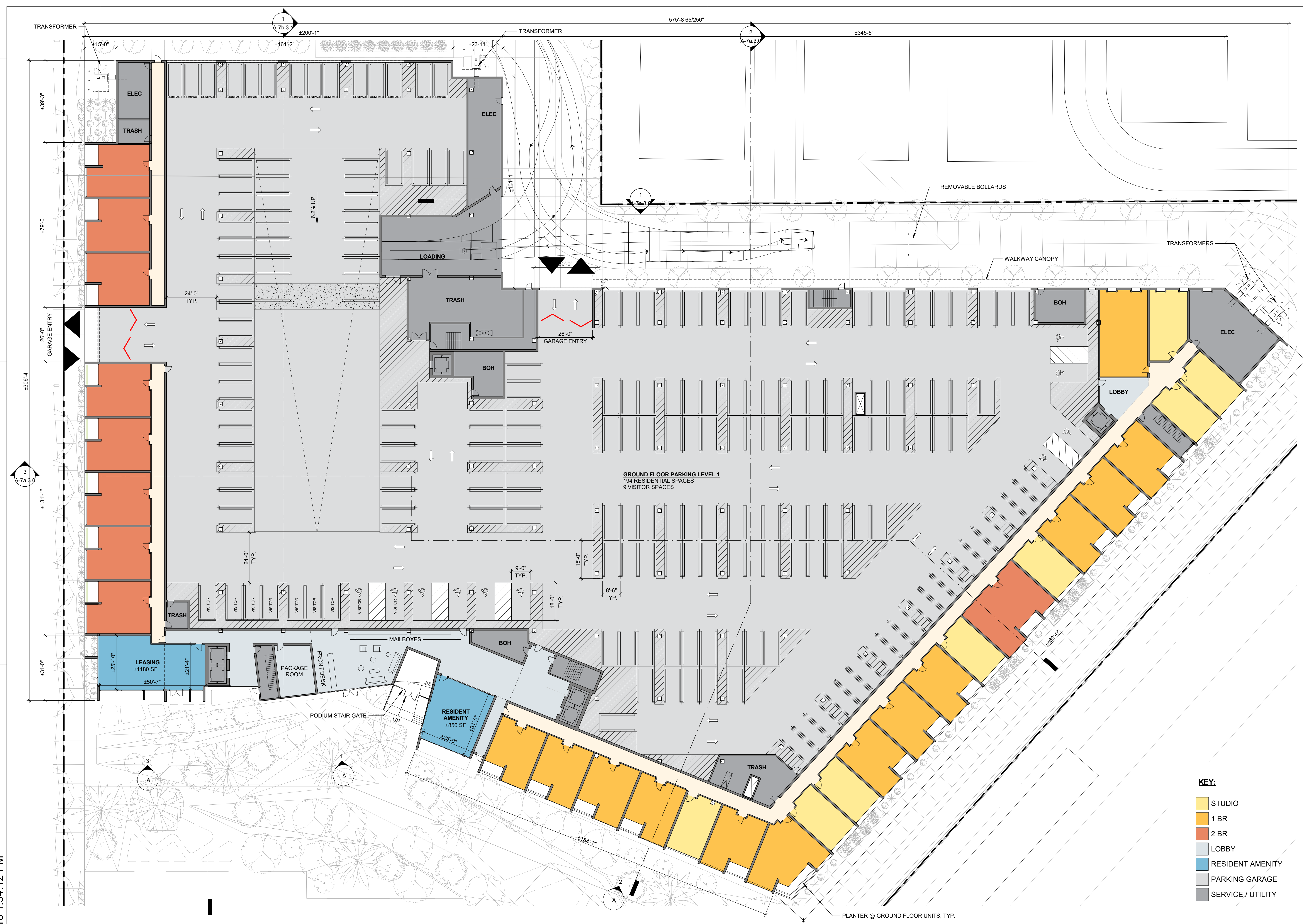
1" = 20'-0"

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If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

6/18/2018 1:34:05 PM

6/18/2018 1:34:12 PM



1 FLOOR PLAN - LEVEL 1
1" = 20'-0"

- KEY:**
- STUDIO
 - 1 BR
 - 2 BR
 - LOBBY
 - RESIDENT AMENITY
 - PARKING GARAGE
 - SERVICE / UTILITY

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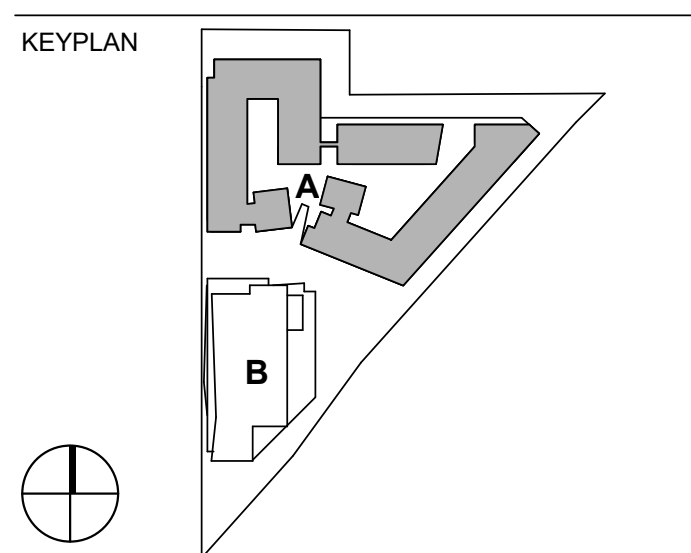
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ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING
1410 S BASCOM AVE
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:
RESIDENTIAL LEVEL 1 FLOOR PLAN

SHEET NO:
A-9a.0.1



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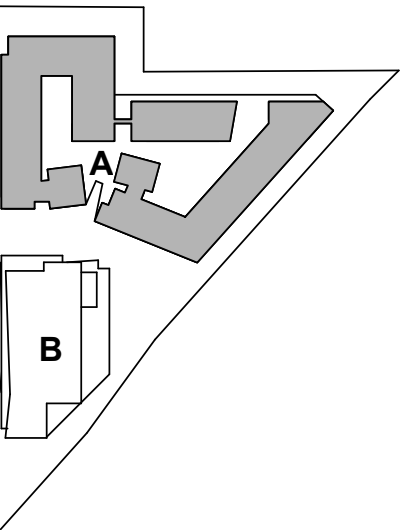
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:
**RESIDENTIAL LEVEL 2
FLOOR PLAN**

SHEET NO:

A-9a.0.2



KEY:

- STUDIO
- 1 BR
- 2 BR
- LOBBY
- RESIDENT AMENITY
- PARKING GARAGE
- SERVICE / UTILITY



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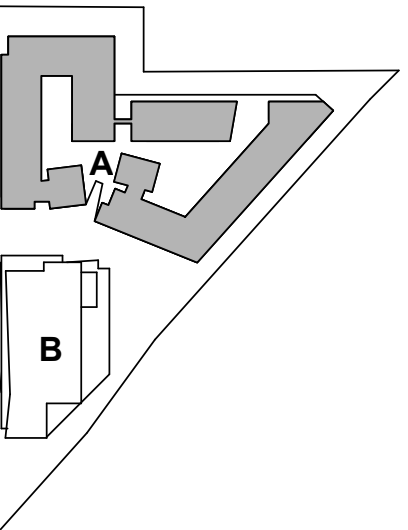
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:

**RESIDENTIAL LEVEL 3
FLOOR PLAN**

SHEET NO:

A-9a.0.3



1 FLOOR PLAN - LEVEL 3
1" = 20'-0"

6/18/2018 12:17:24 PM



1 FLOOR PLAN - LEVEL 4
1" = 20'-0"

- KEY:**
- STUDIO
 - 1 BR
 - 2 BR
 - LOBBY
 - RESIDENT AMENITY
 - PARKING GARAGE
 - SERVICE / UTILITY



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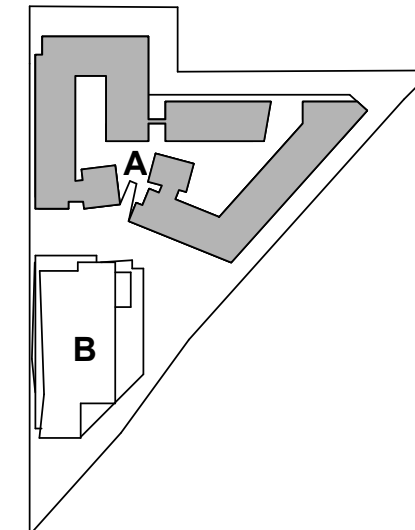
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:

**RESIDENTIAL LEVEL 4
FLOOR PLAN**

SHEET NO:

A-9a.0.4



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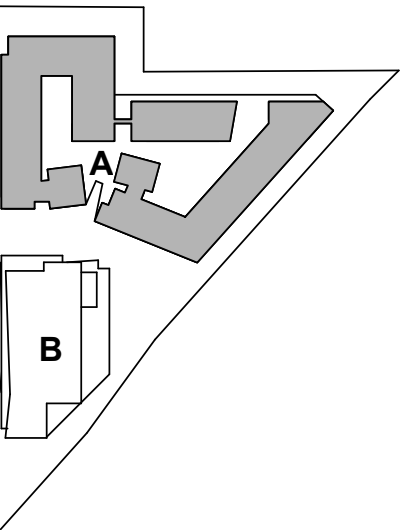
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



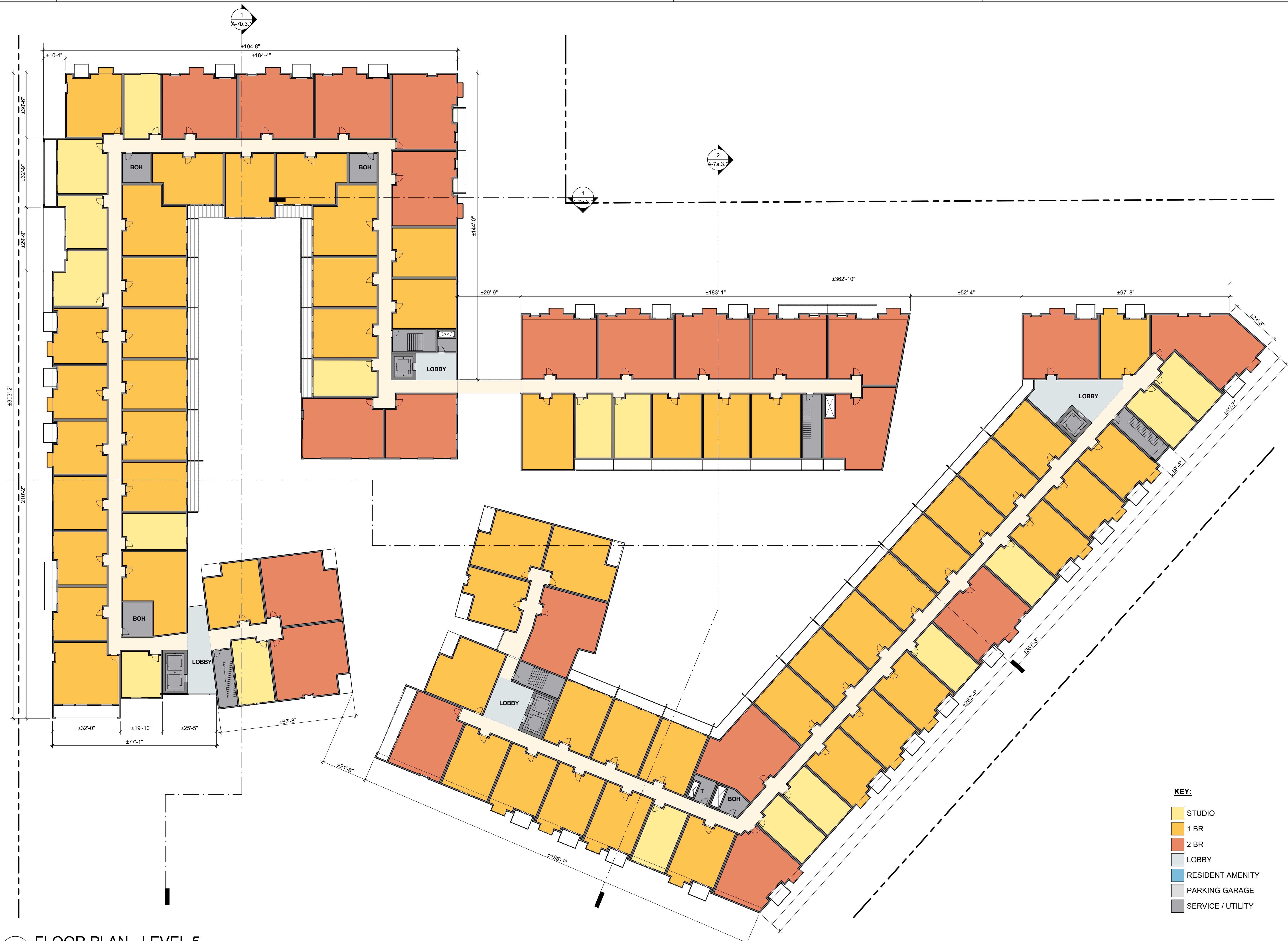
PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:

**RESIDENTIAL LEVEL 5
FLOOR PLAN**

SHEET NO:

A-9a.0.5



1 FLOOR PLAN - LEVEL 5
1" = 20'-0"

6/18/2018 12:17:50 PM



1 FLOOR PLAN - LEVEL 6
1" = 20'-0"



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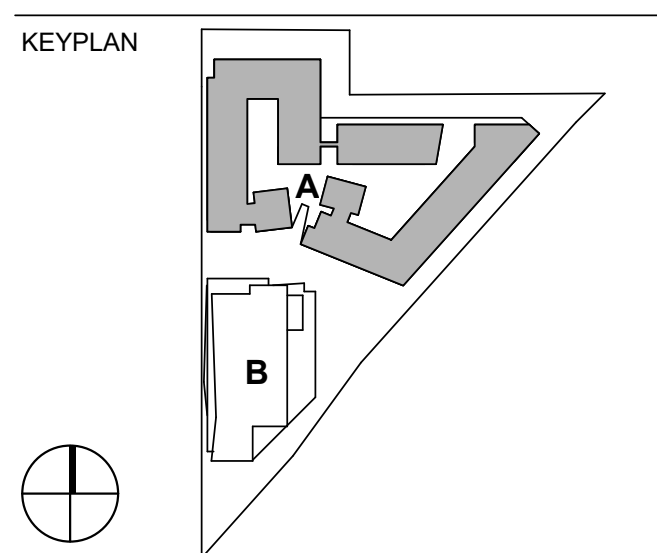
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:
**RESIDENTIAL LEVEL 6
FLOOR PLAN**

SHEET NO:
A-9a.0.6



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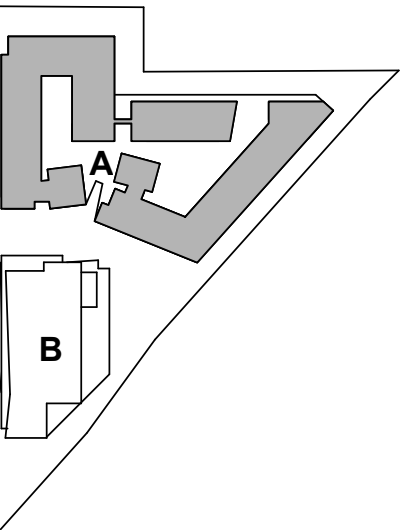
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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KEYPLAN



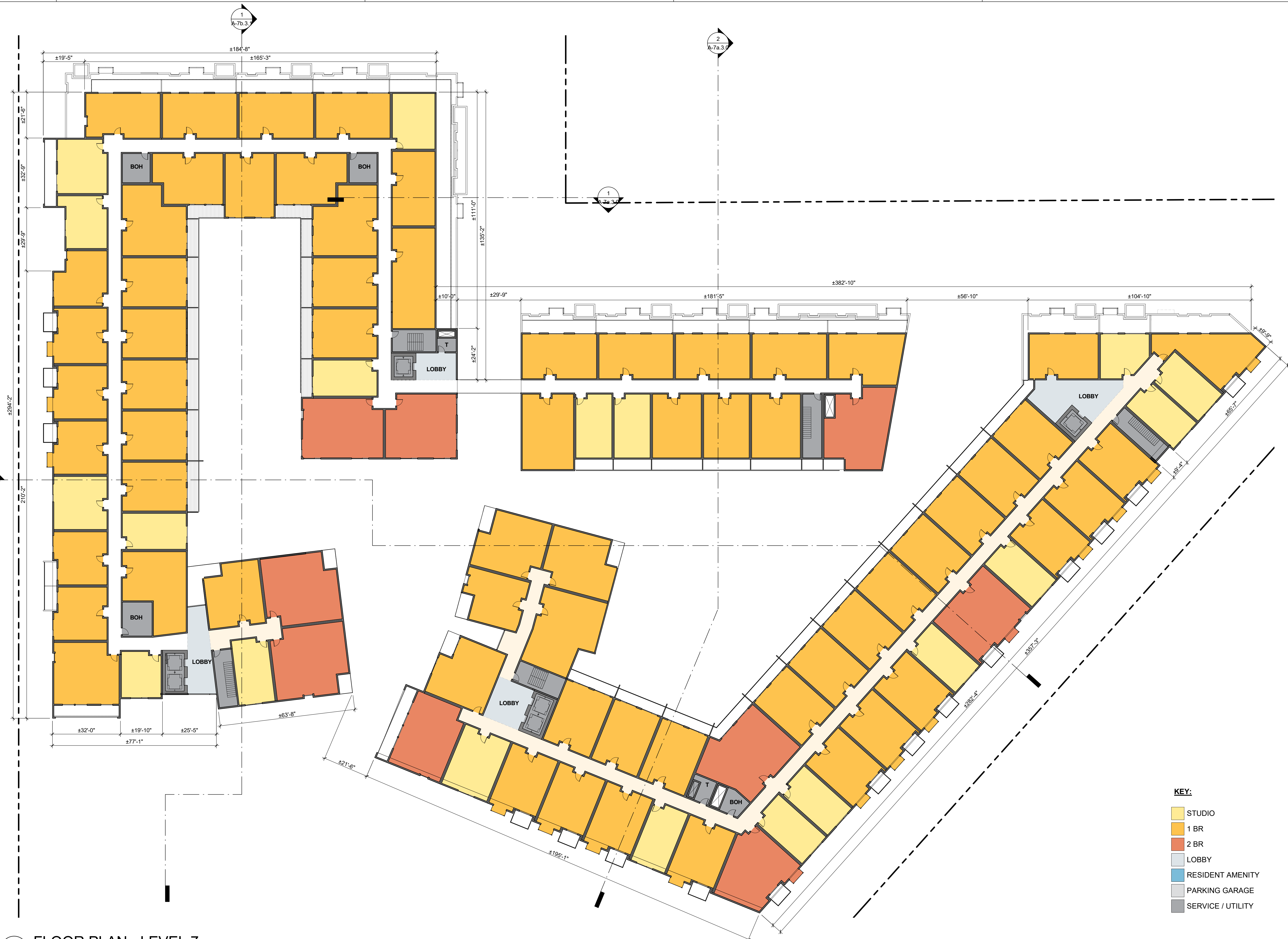
PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:

RESIDENTIAL - LEVEL 7
FLOOR PLAN

SHEET NO:

A-9a.0.7



1 FLOOR PLAN - LEVEL 7

1" = 20'-0"

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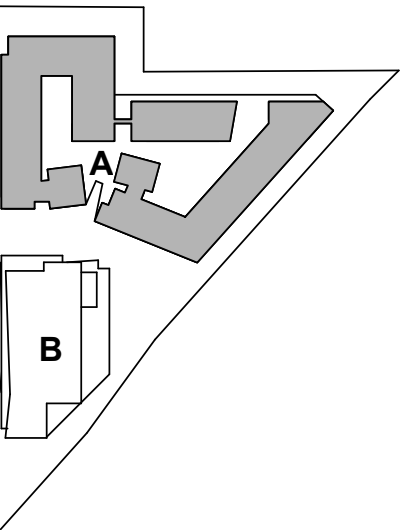
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: As indicated

SHEET TITLE:

**RESIDENTIAL LEVEL 8
FLOOR PLAN**

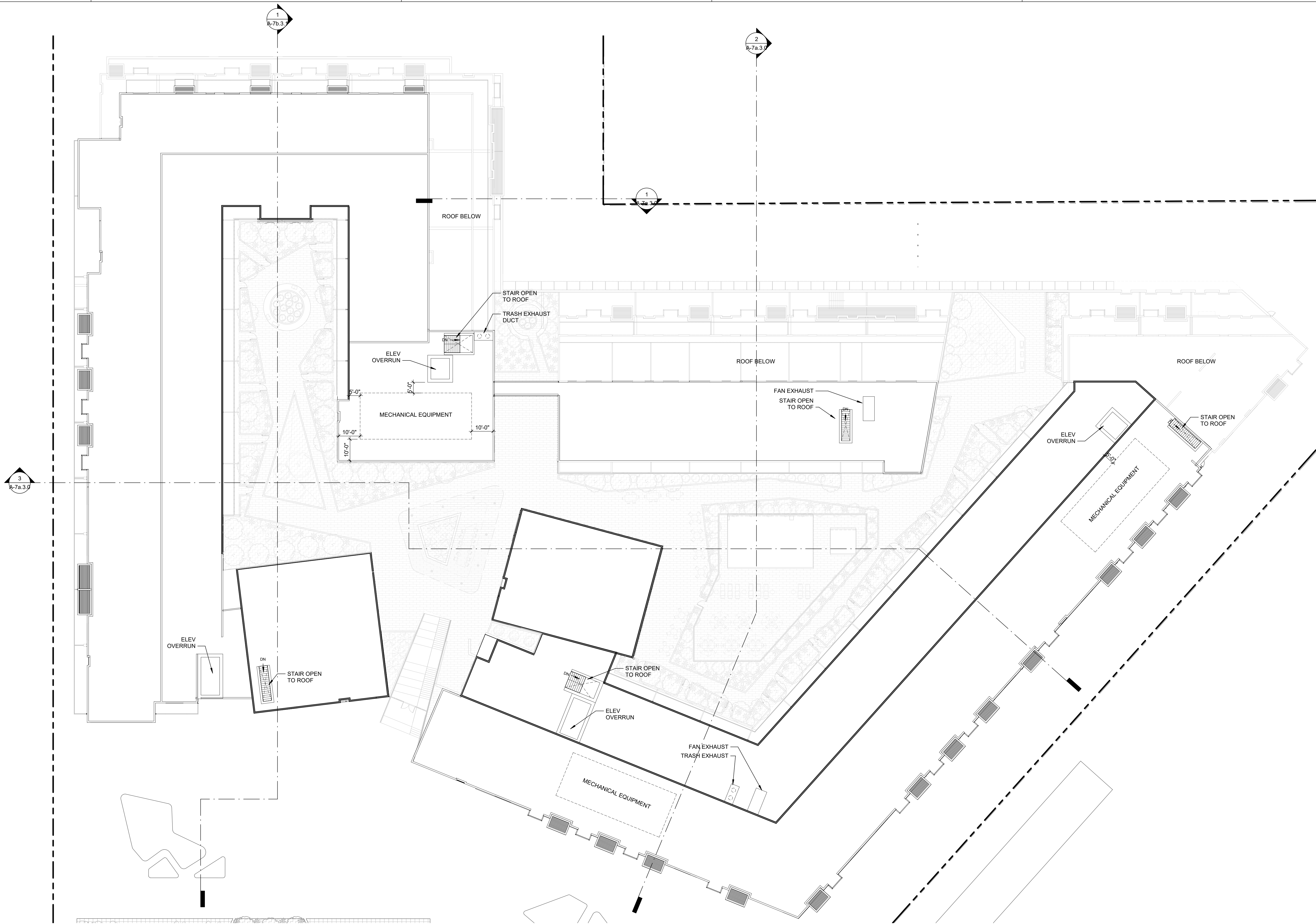
SHEET NO:

A-9a.0.8



1 FLOOR PLAN - LEVEL 8
1" = 20'-0"

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1 FLOOR PLAN - LEVEL 9
1" = 20'-0"



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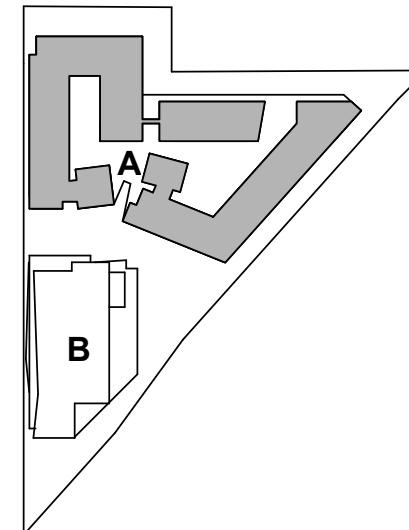
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

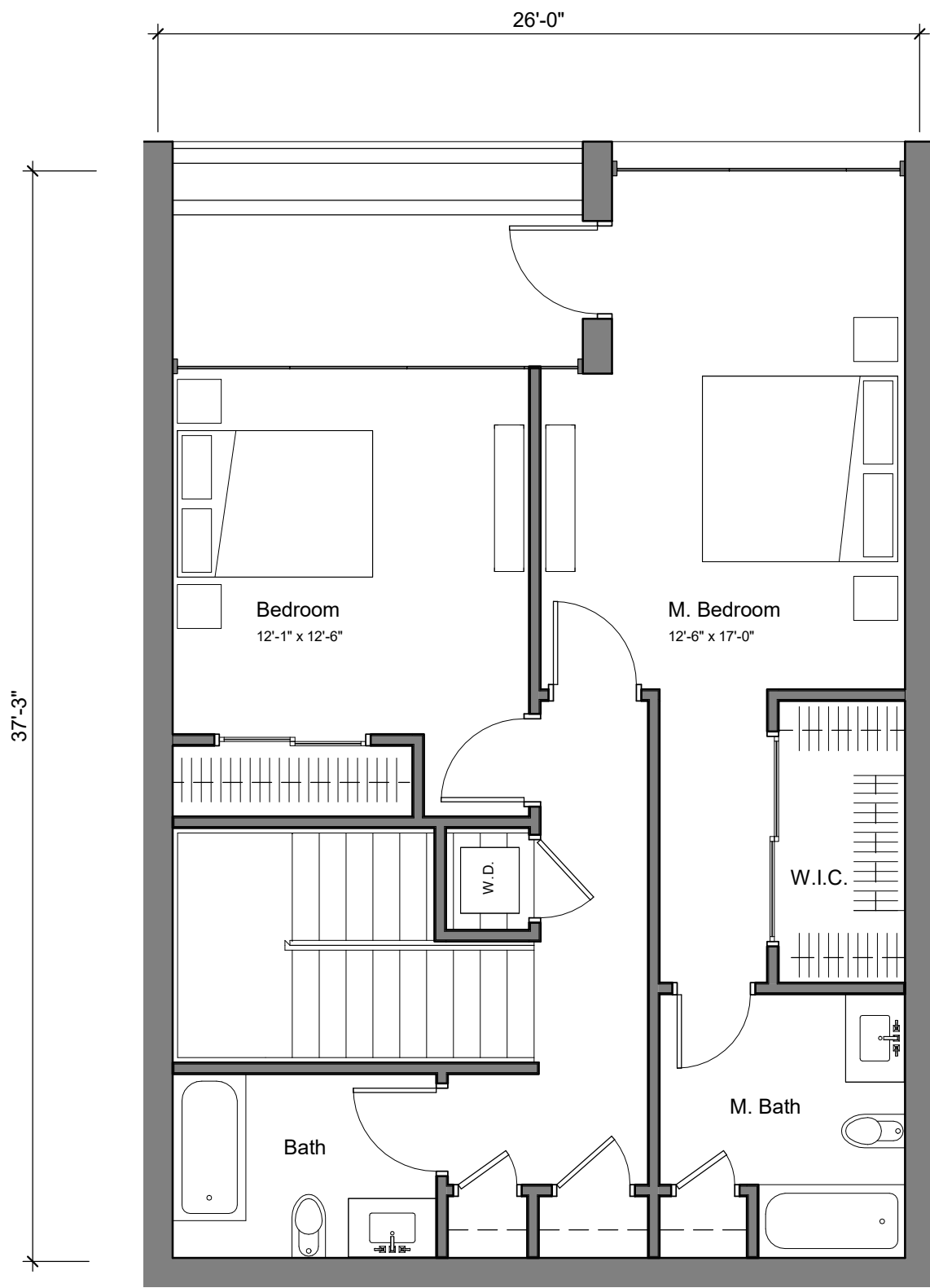
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RESIDENTIAL BUILDING
ROOF PLAN

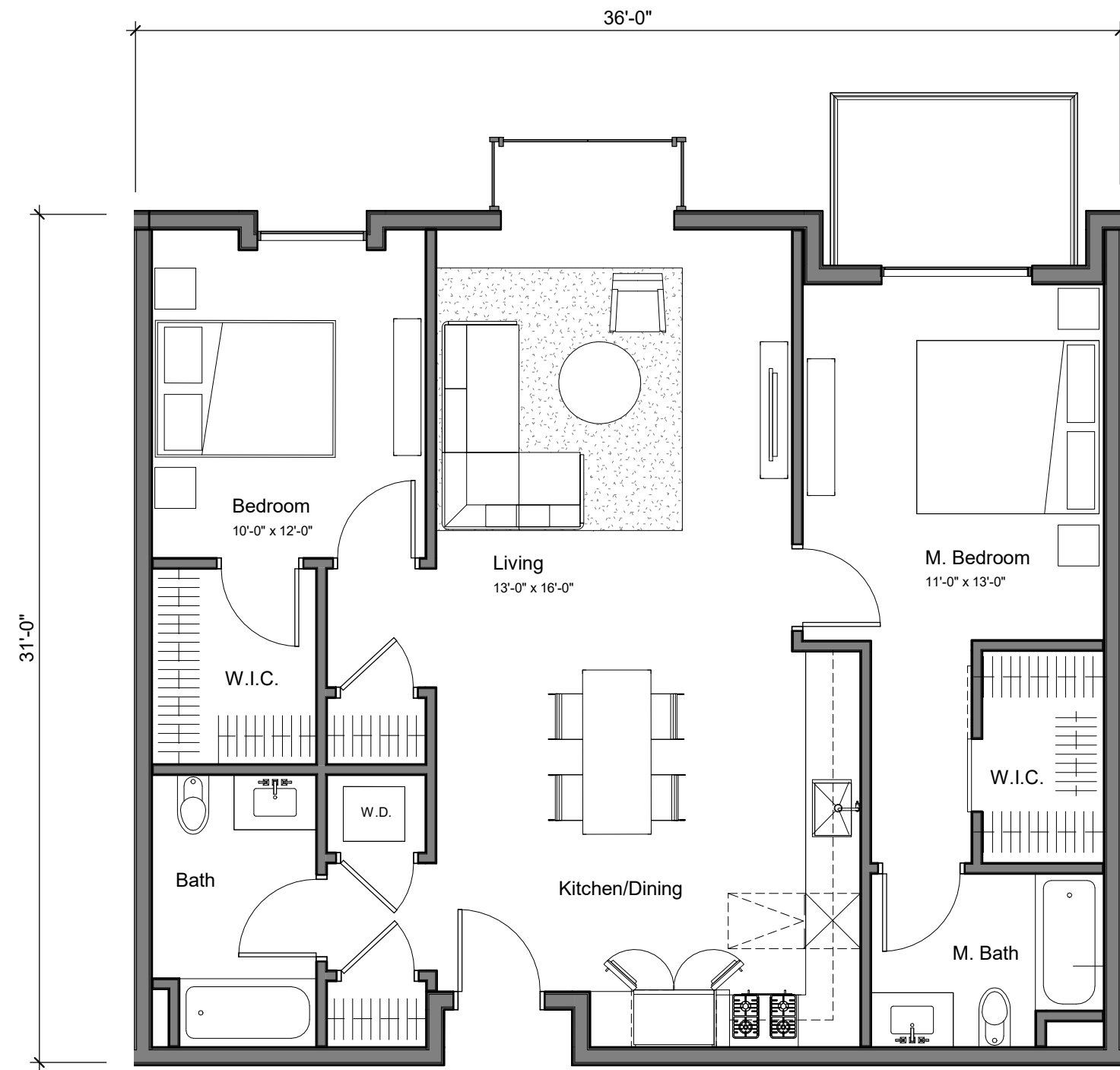
SHEET NO:

A-9a.0.9

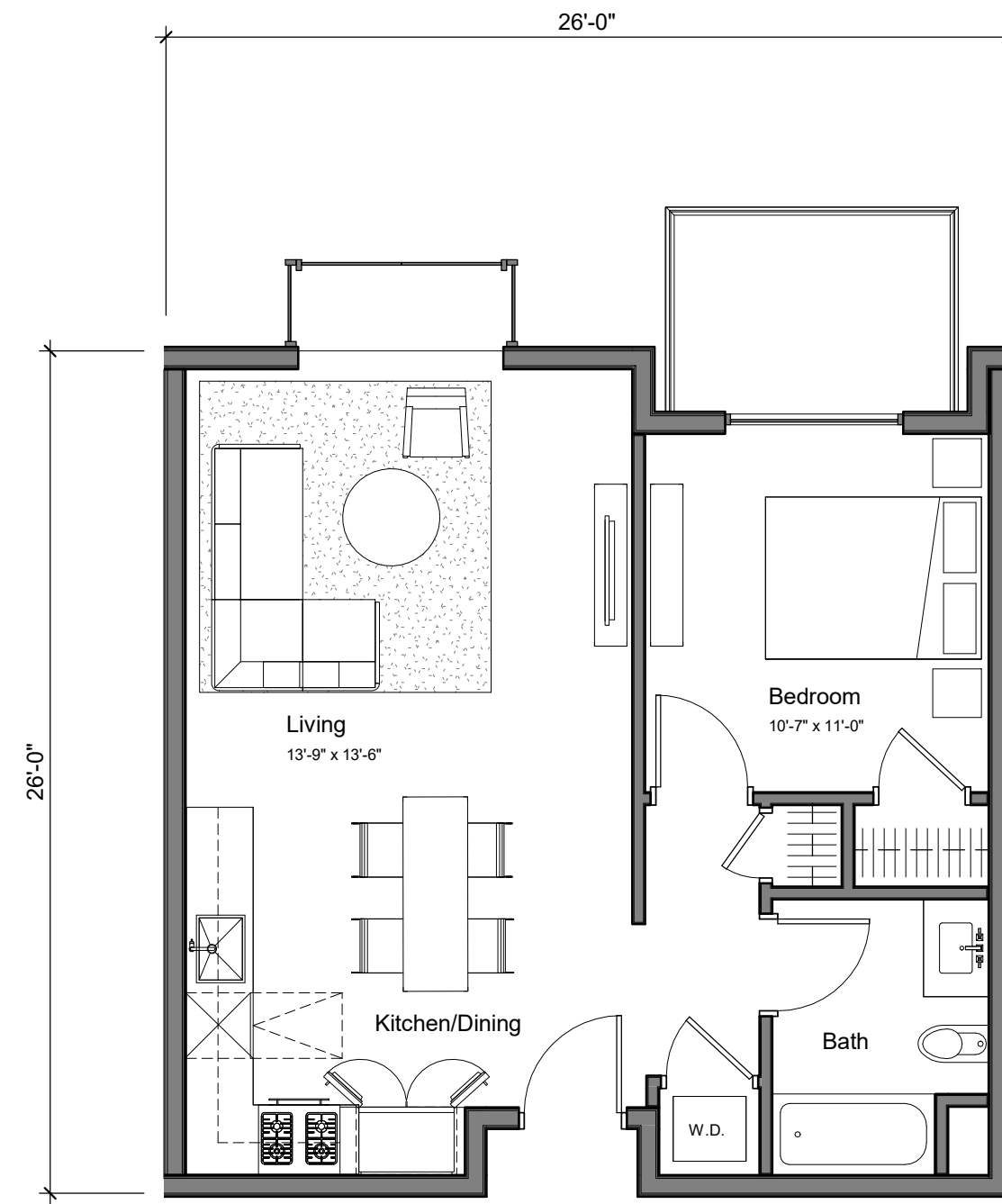
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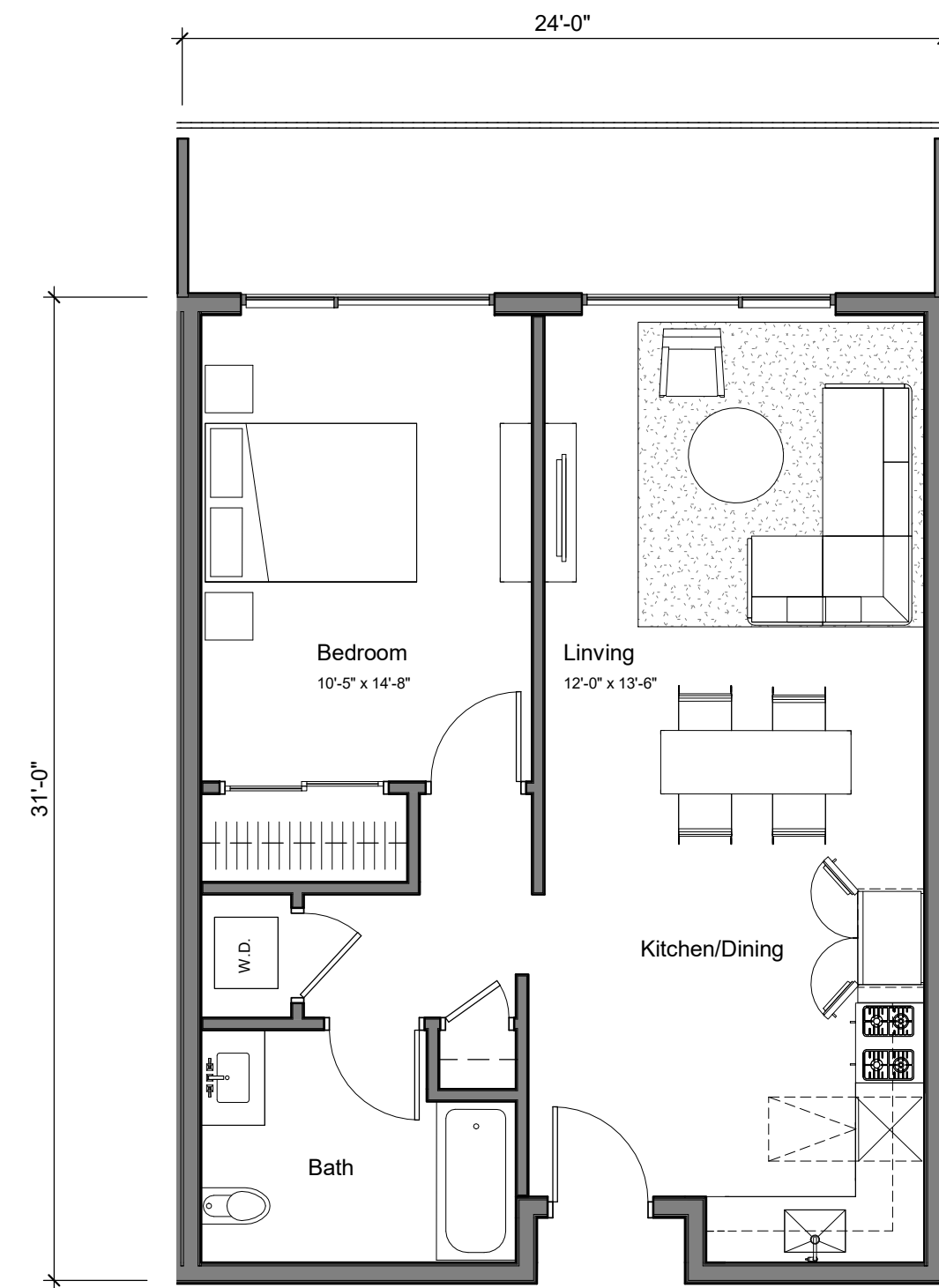
7 TOWNHOME - LEVEL 2
3/16" = 1'-0"



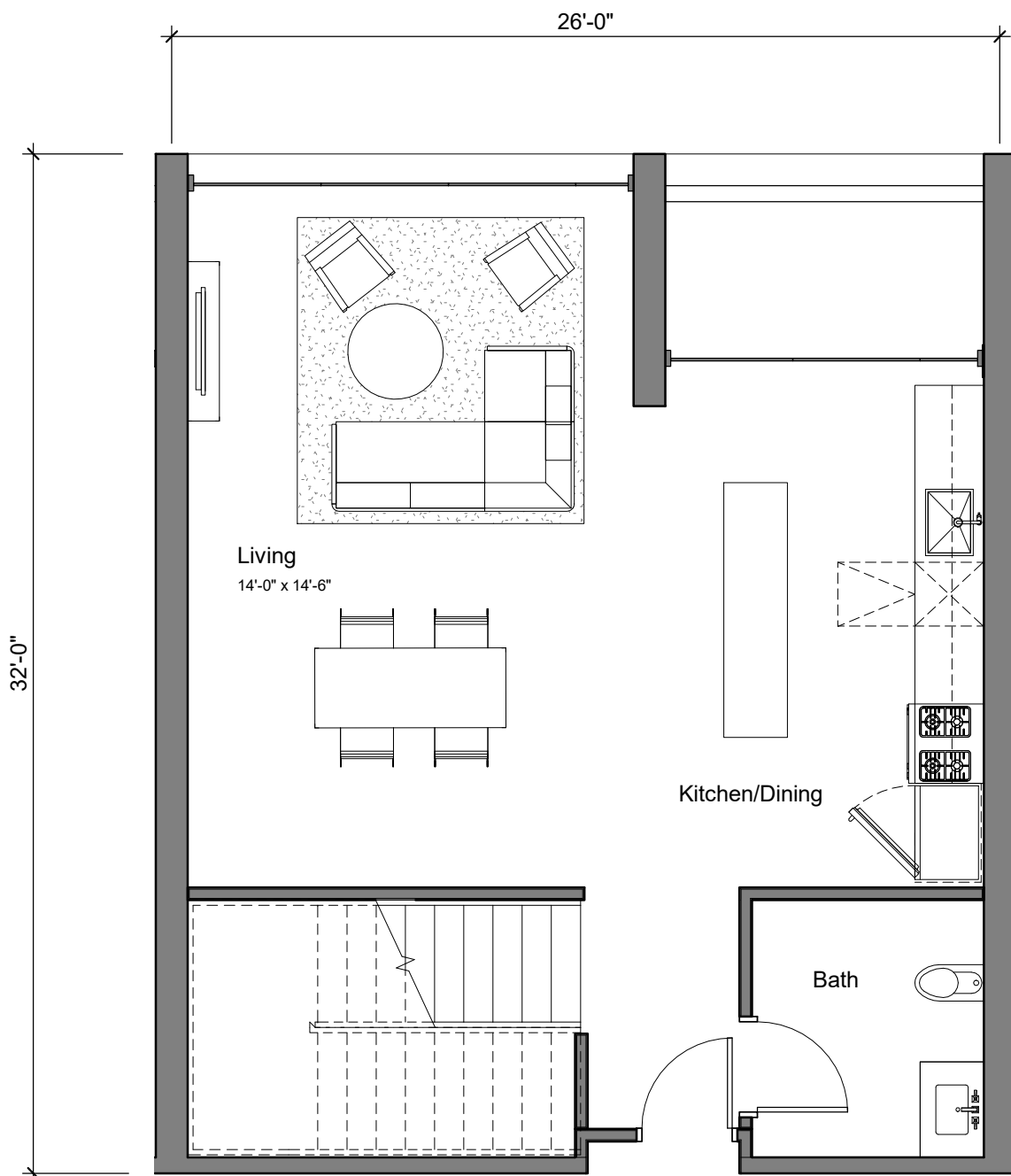
5 2A-1
3/16" = 1'-0"



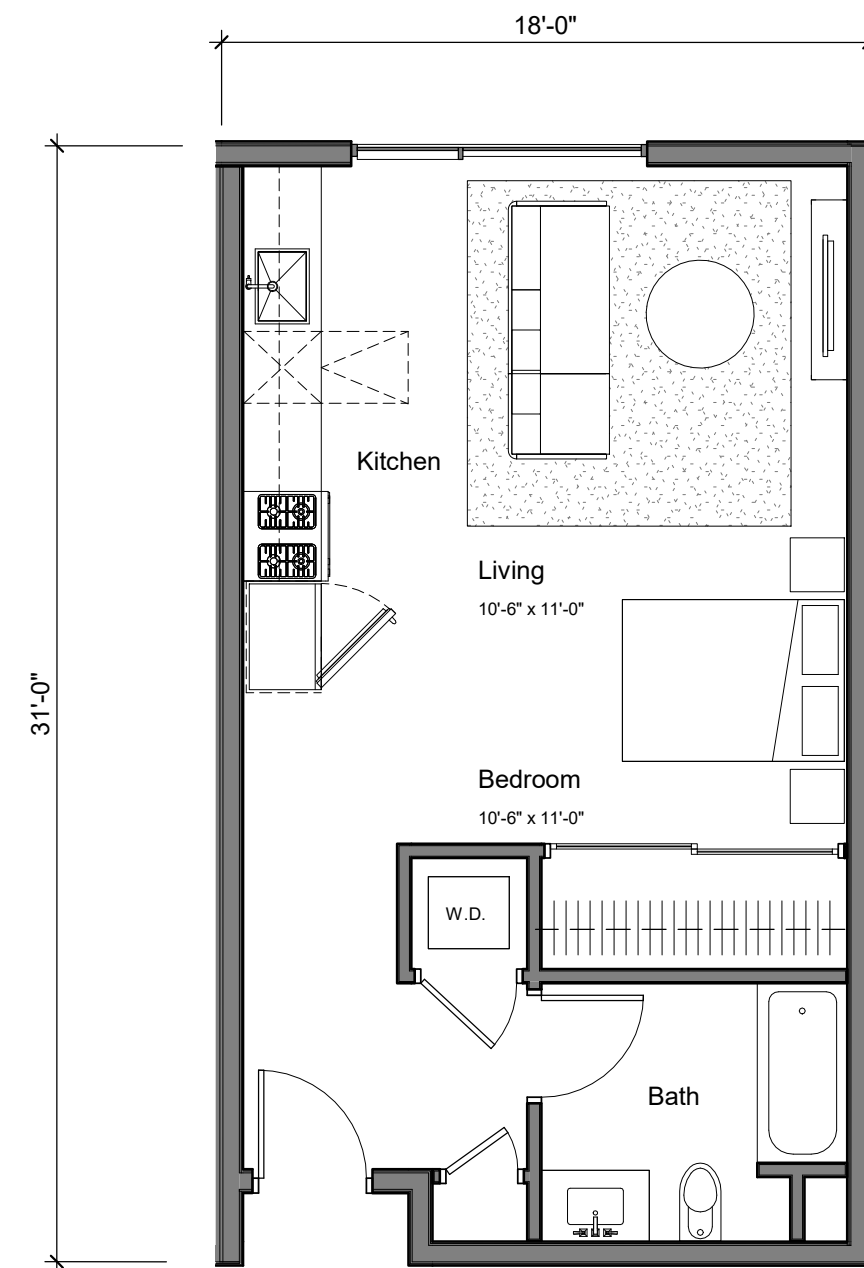
3 1A-1
3/16" = 1'-0"



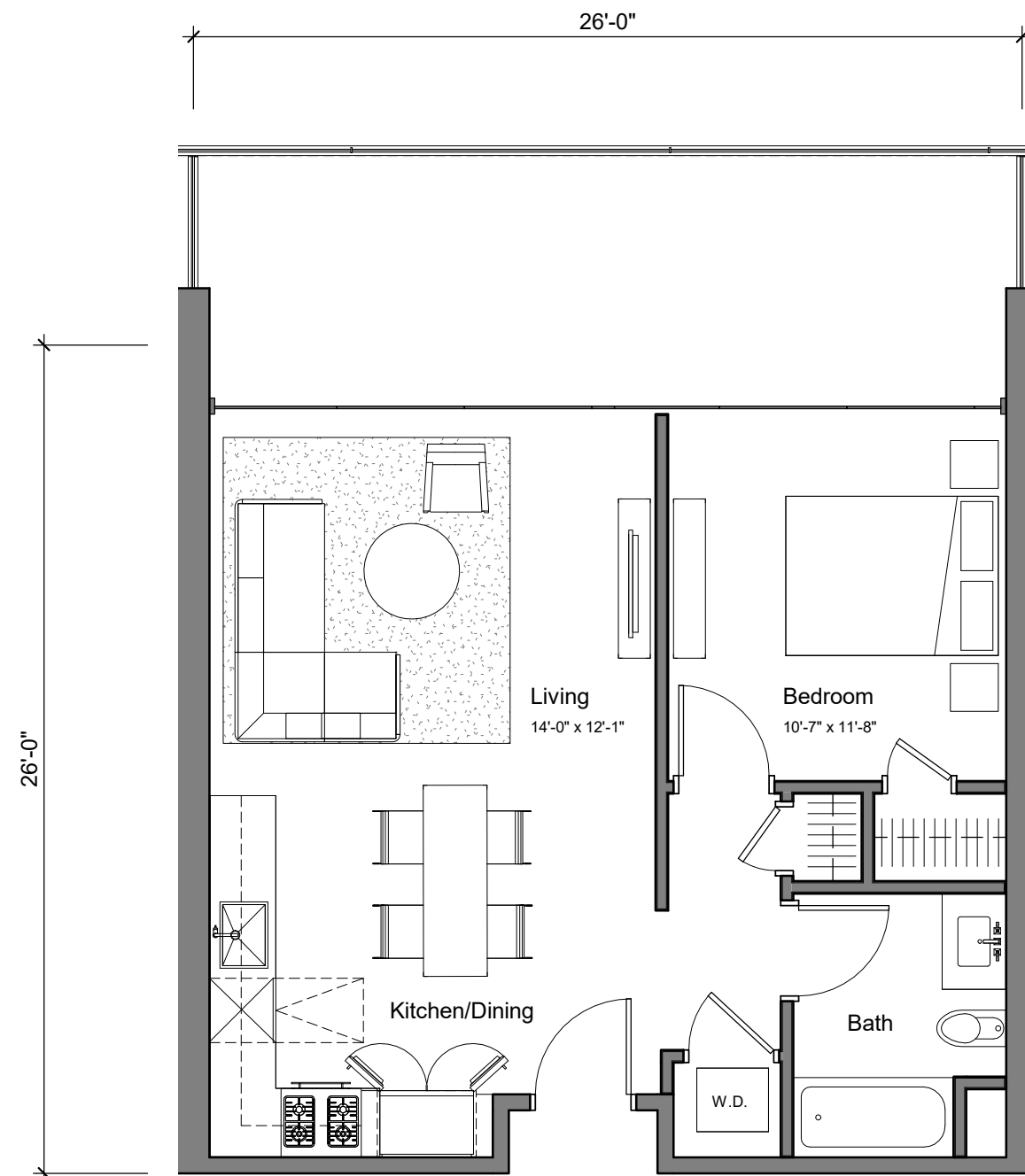
1 1C-1
3/16" = 1'-0"



6 TOWNHOME - LEVEL 1
3/16" = 1'-0"



4 ST-1
3/16" = 1'-0"



2 1B-1
3/16" = 1'-0"



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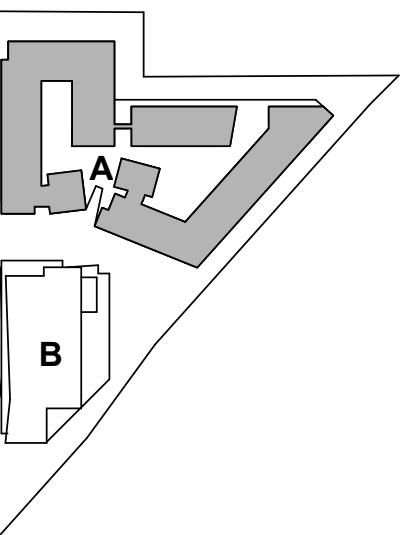
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GATEWAY STATION
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ZONING

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KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 3/16" = 1'-0"

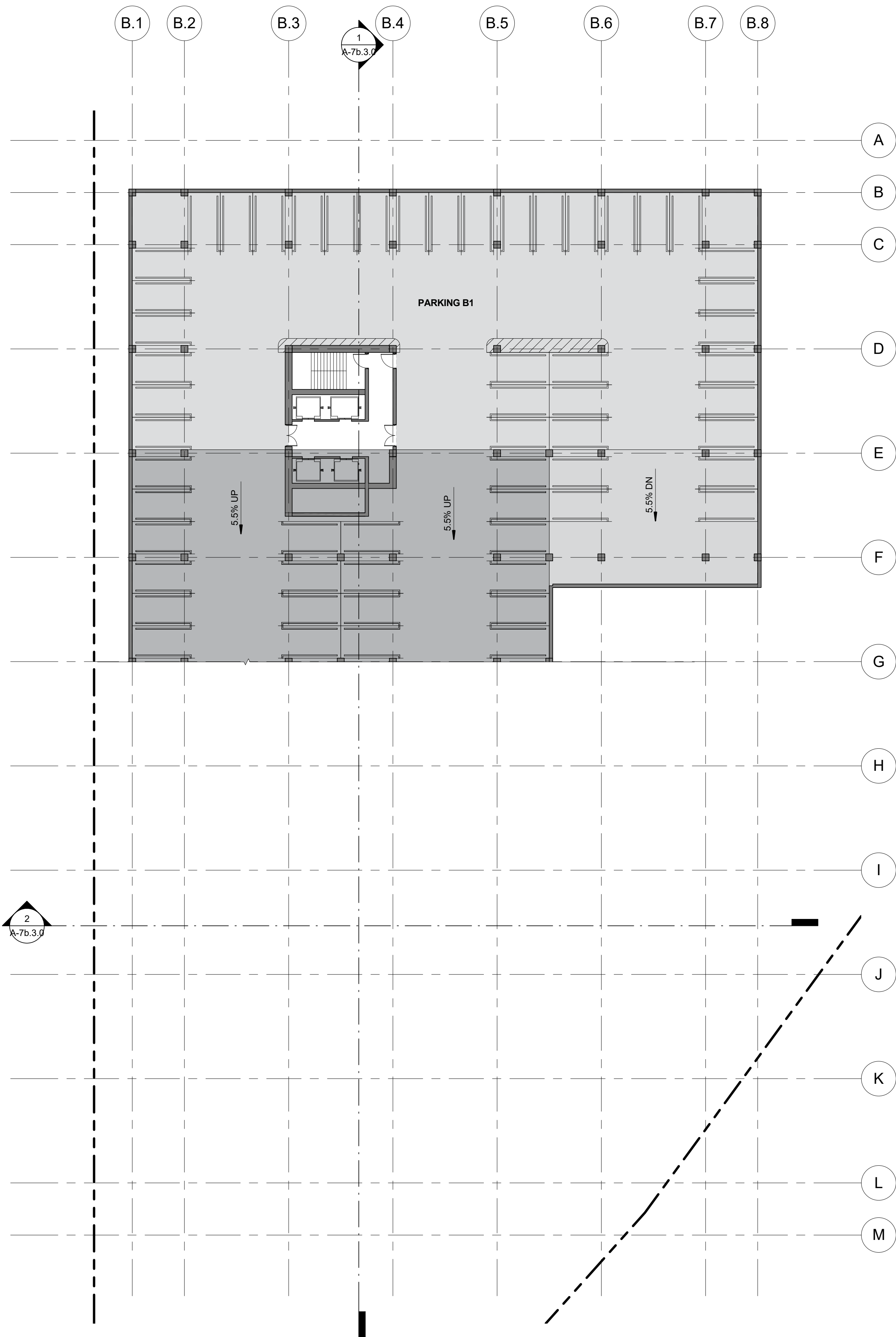
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RESIDENTIAL BUILDING
UNIT PLANS

SHEET NO:

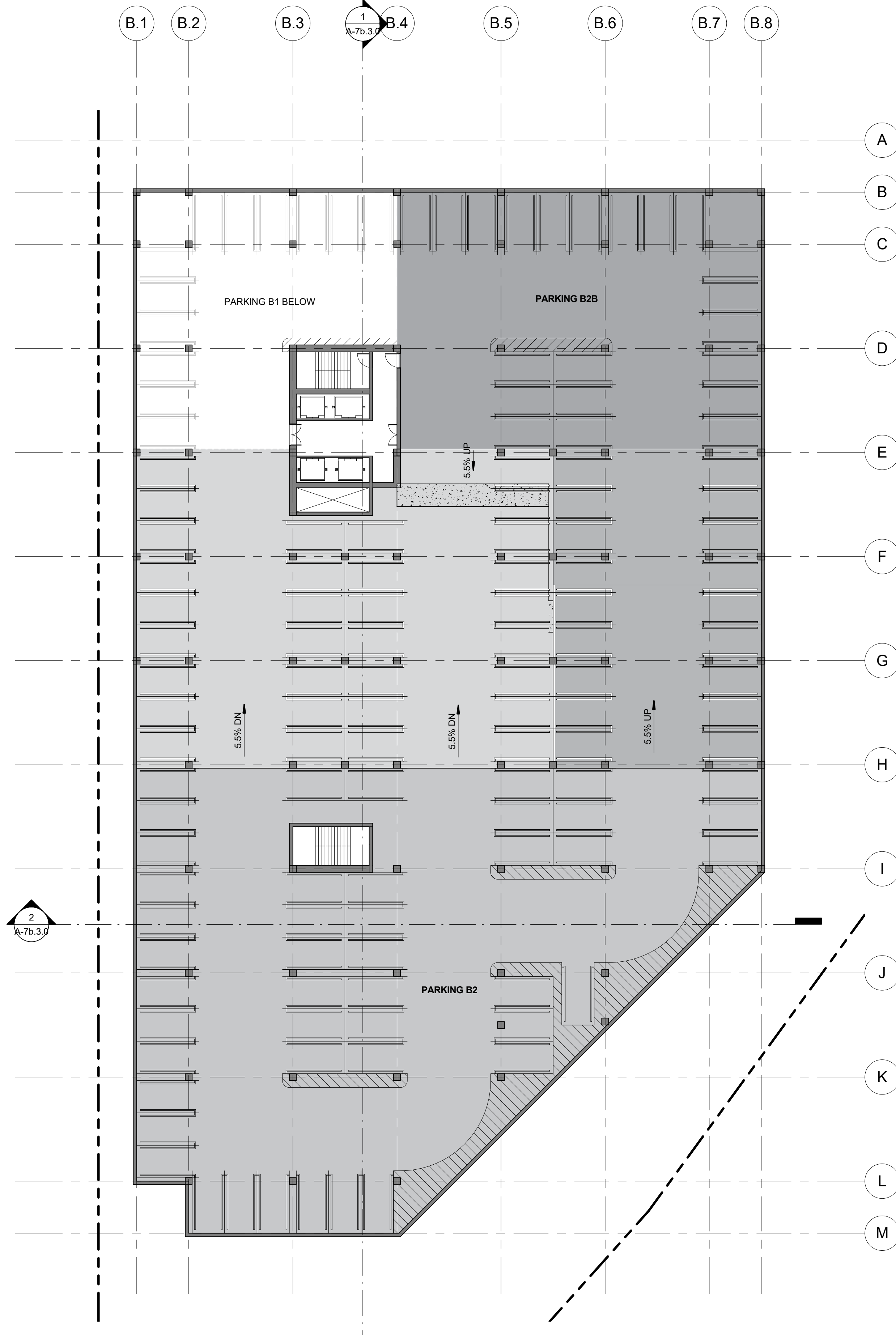
A-9a.1.0

6/18/2018 12:18:54 PM



1 FLOOR PLAN - LEVEL B1
1" = 20'-0"

B1.5 PARKING STALLS
39 TOTAL



2 FLOOR PLAN - LEVEL B2
1" = 20'-0"

B1 PARKING STALLS
116 TOTAL



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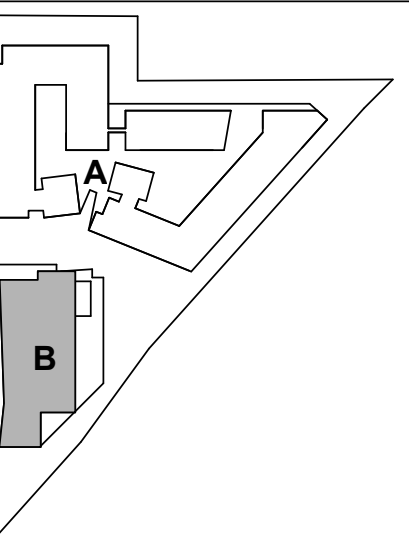
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

OFFICE - GARAGE
FLOOR PLANS

SHEET NO:

A-9b.0.0

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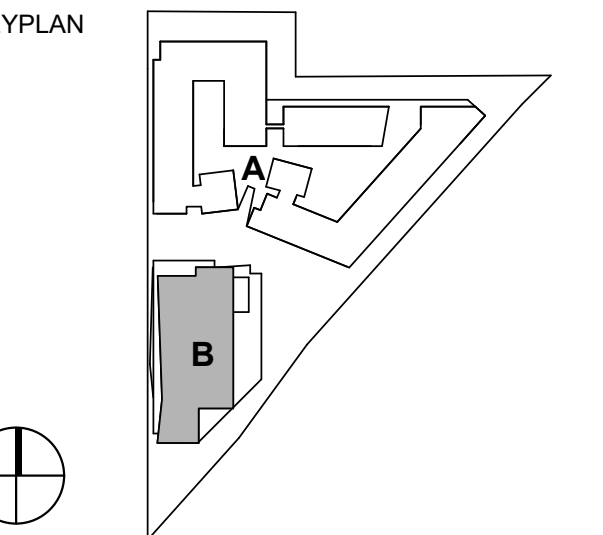
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**GATEWAY STATION
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ZONING**

1410 S BASCOM AVE
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PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

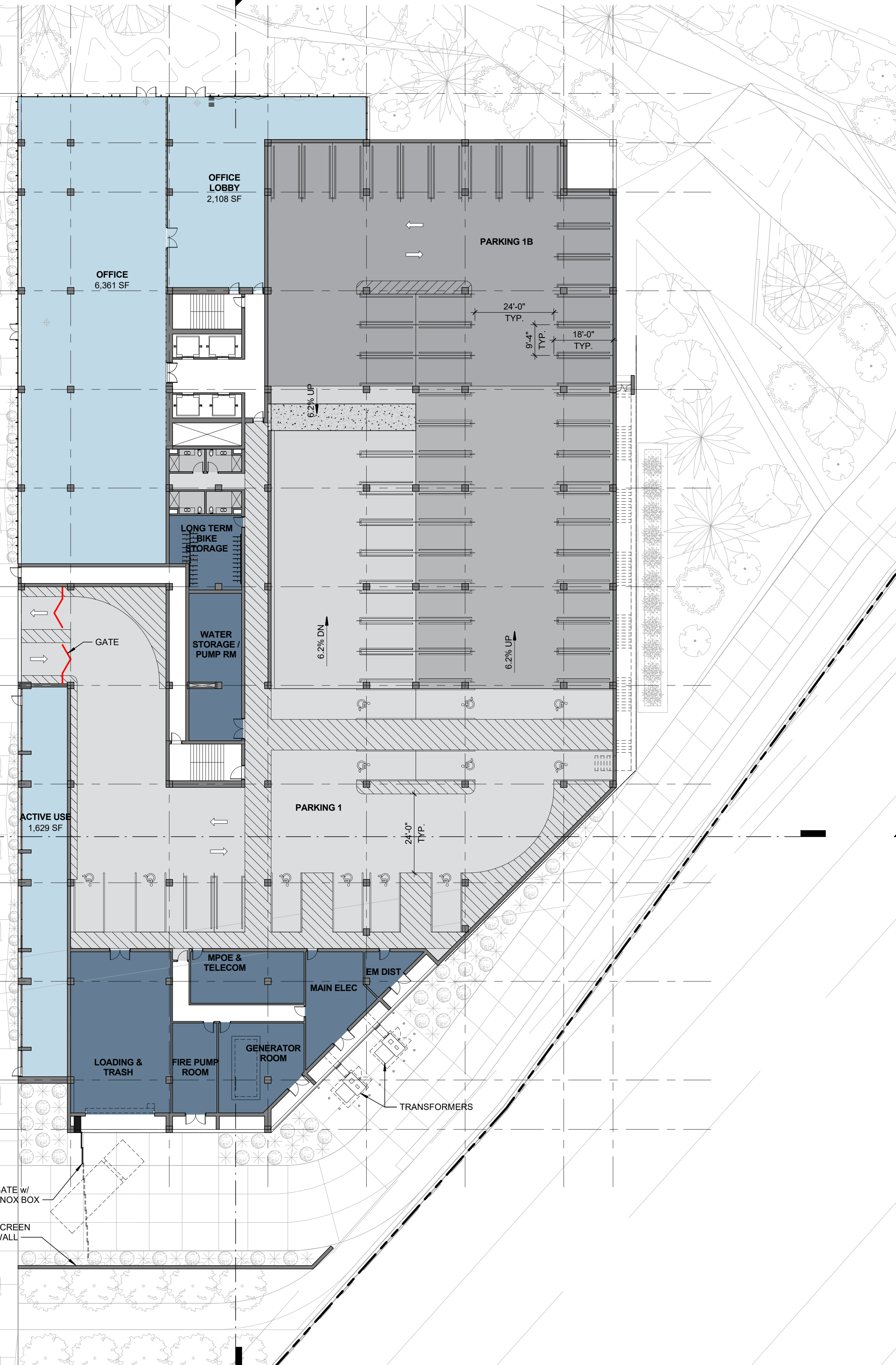
**OFFICE - LEVEL 1 & 2
FLOOR PLANS**

SHEET NO:

A-9b.0.1

B.1 B.2 B.3 B.4 B.5 B.6 B.7 B.8
15'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 15'-0"

1
A-7b.3.0

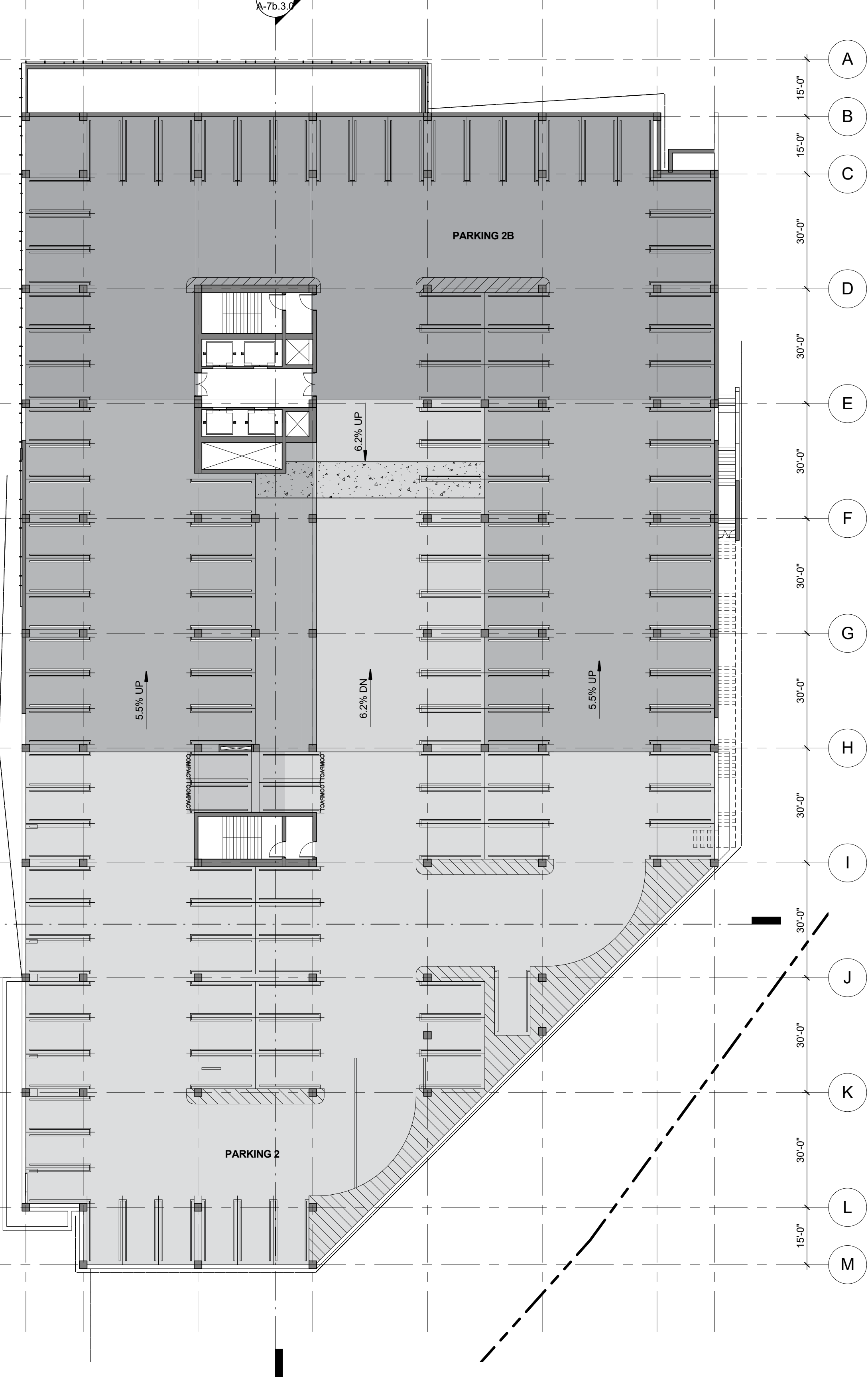


1 FLOOR PLAN - LEVEL 1
1" = 20'-0"

L1 PARKING STALLS
62 TOTAL
(12 ADA)

B.1 B.2 B.3 B.4 B.5 B.6 B.7 B.8
15'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 15'-0"

1
A-7b.3.0



2 FLOOR PLAN - LEVEL 2
1" = 20'-0"

L2 PARKING STALLS
123 TOTAL

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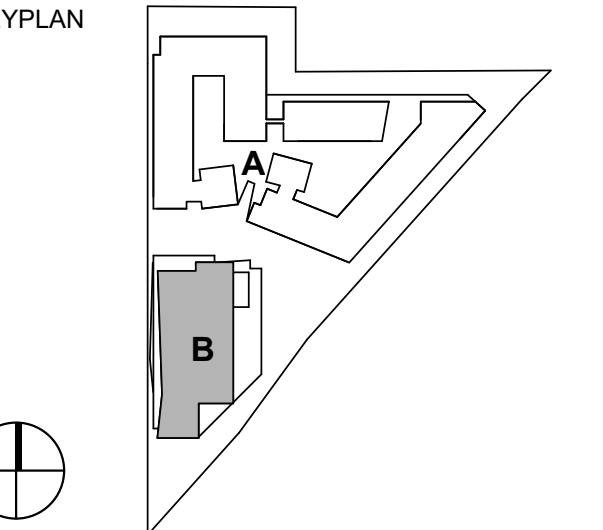
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**GATEWAY STATION
- PLANNED
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ZONING**

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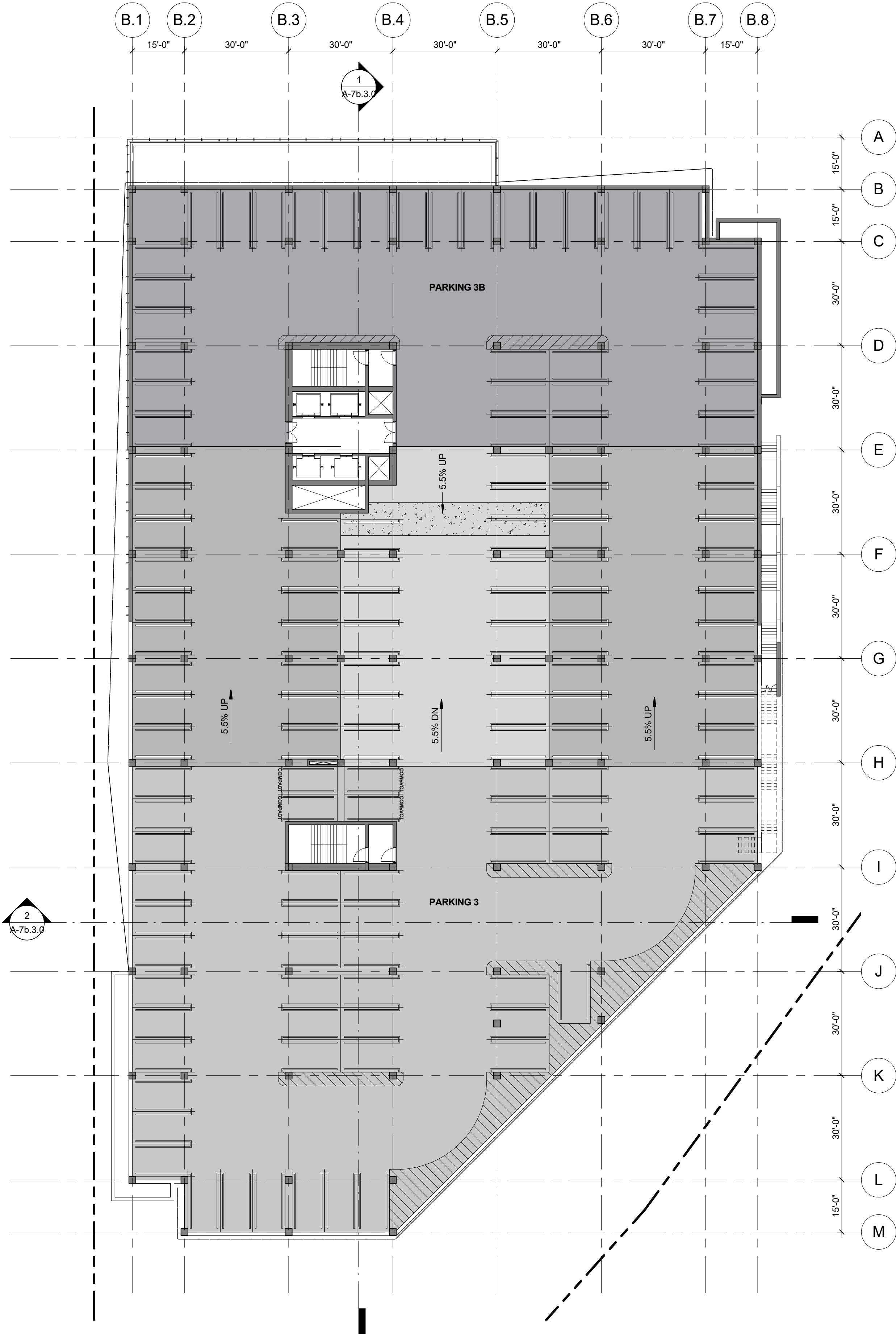
PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

**OFFICE - LEVEL 3 & 4
FLOOR PLANS**

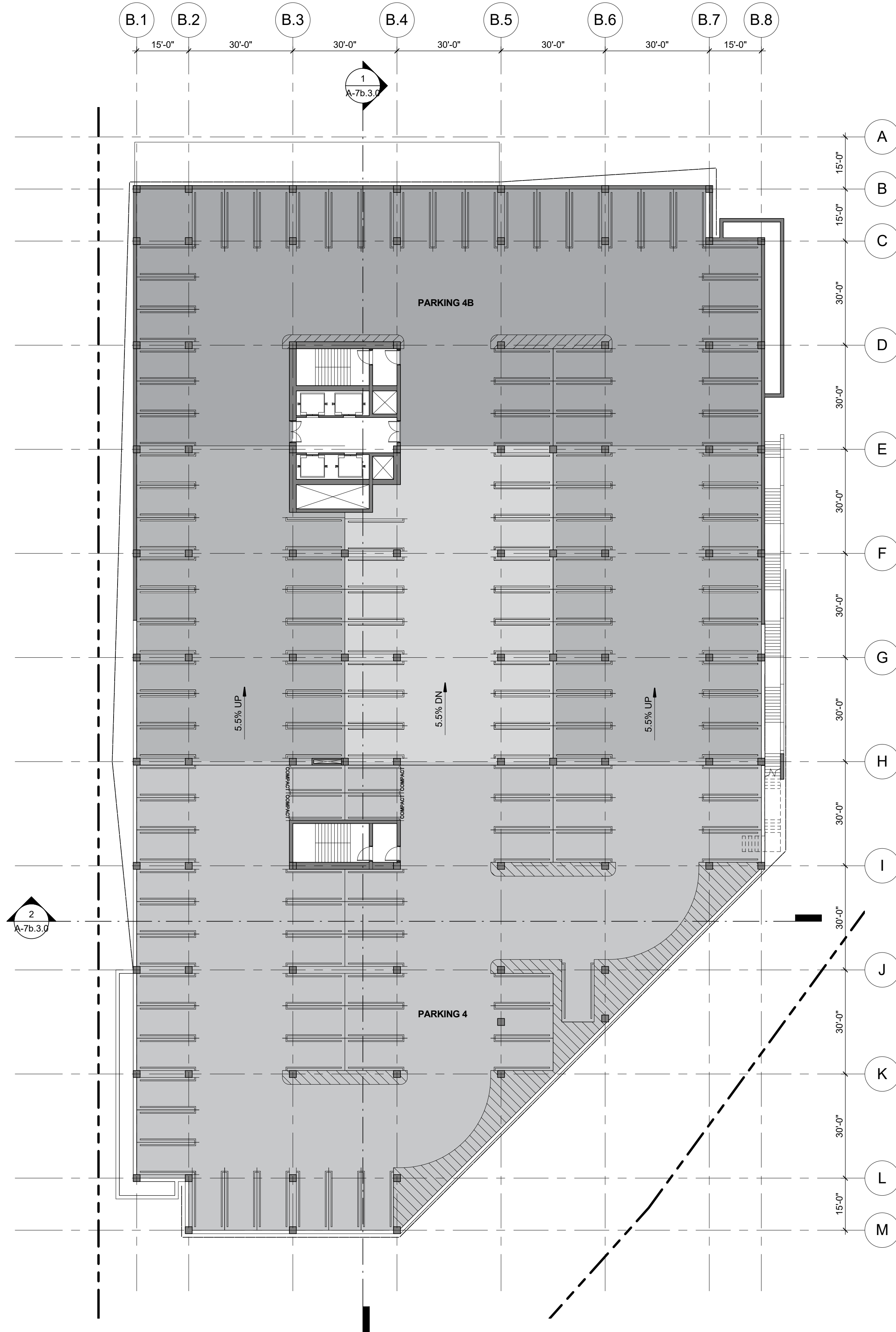
SHEET NO:

A-9b.0.2



1 FLOOR PLAN - LEVEL 3
1" = 20'-0"

L3 PARKING STALLS
130 TOTAL



2 FLOOR PLAN - LEVEL 4
1" = 20'-0"

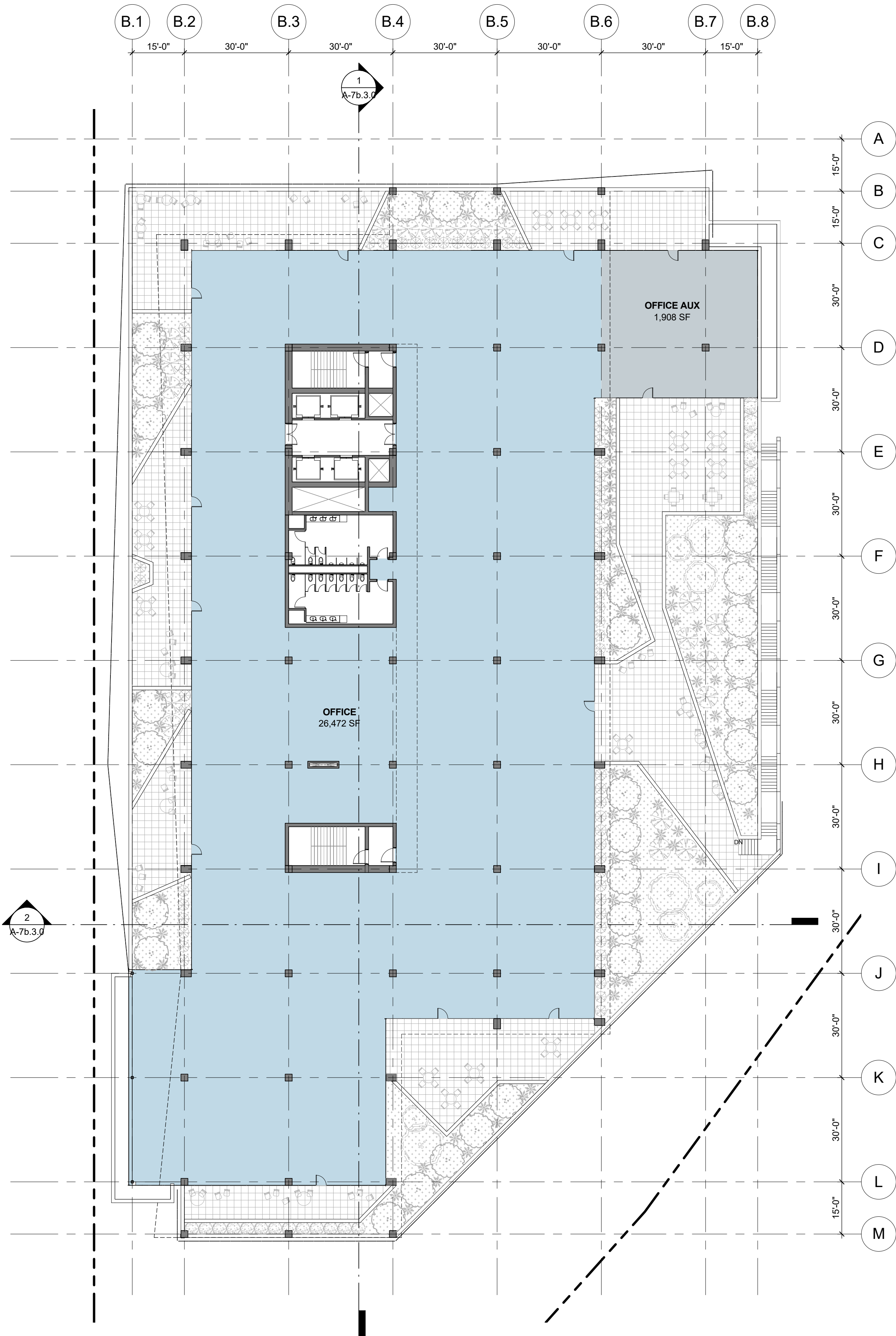
L4 PARKING STALLS
130 TOTAL

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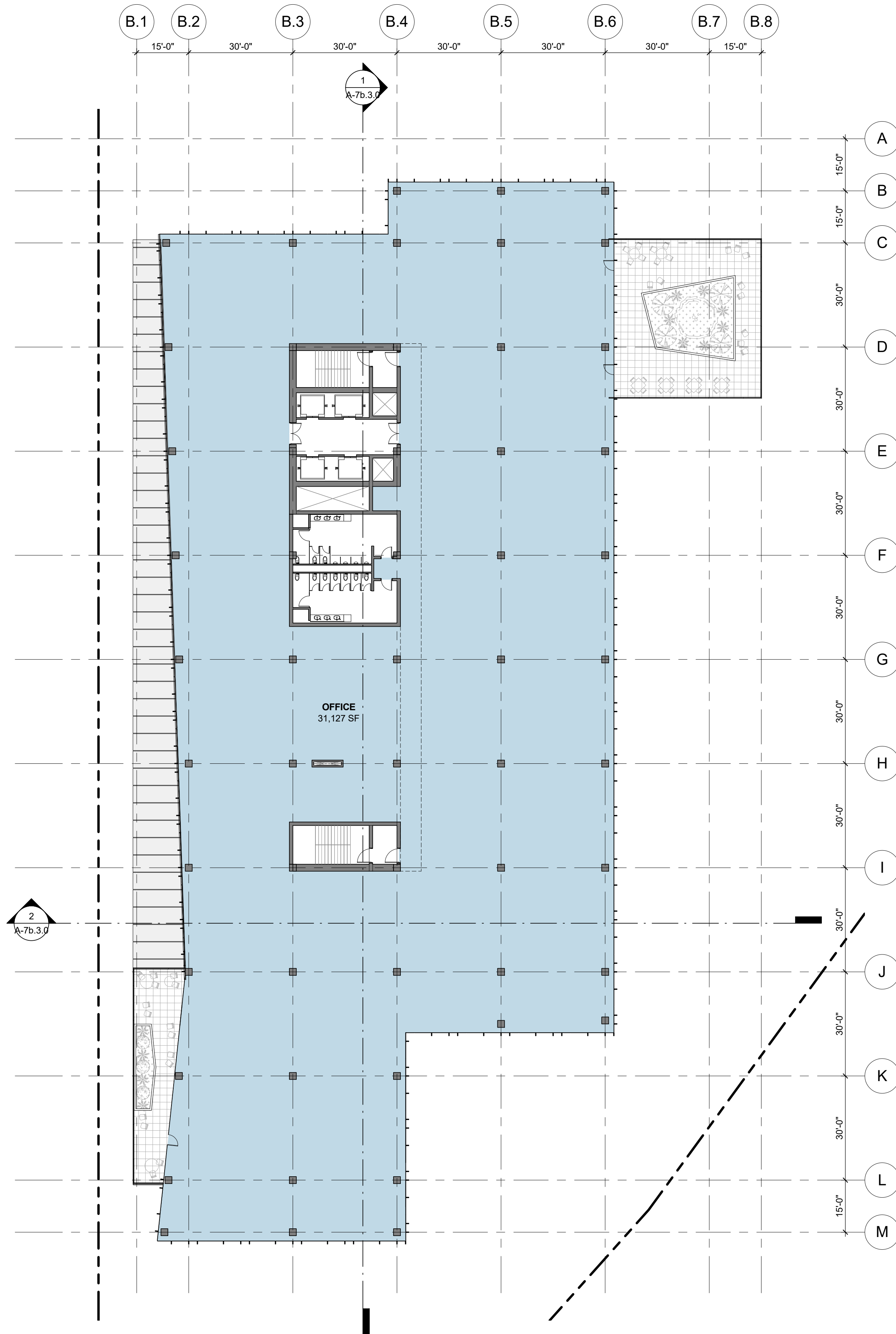
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6/18/2018 12:19:16 PM



1 FLOOR PLAN - LEVEL 5
1" = 20'-0"



2 FLOOR PLAN - LEVEL 6
1" = 20'-0"

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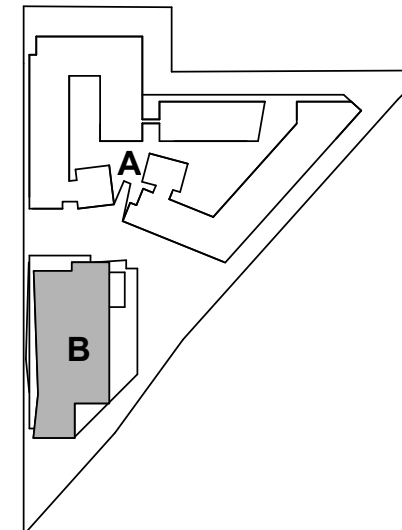
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

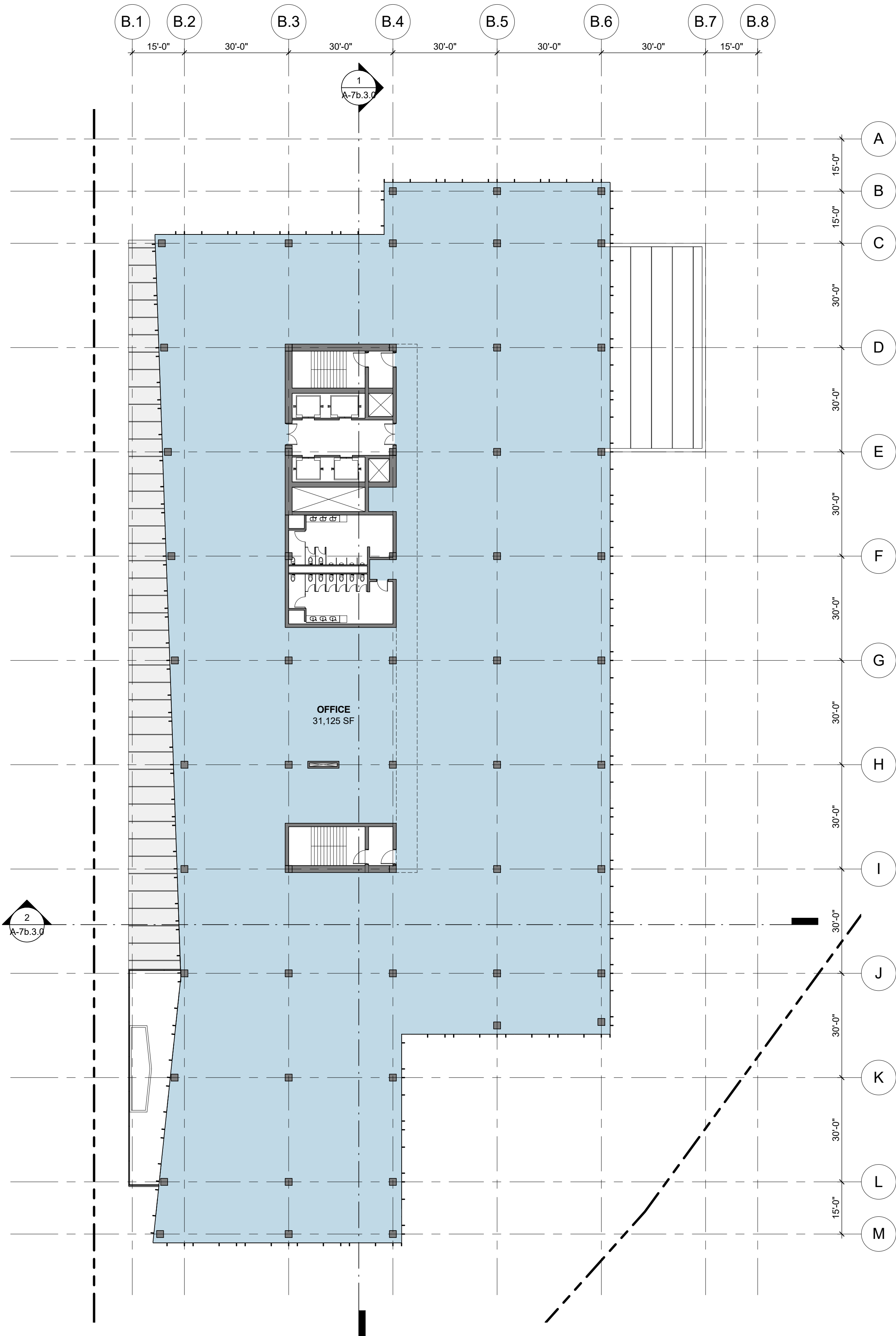
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OFFICE - LEVEL 5 & 6
FLOOR PLANS

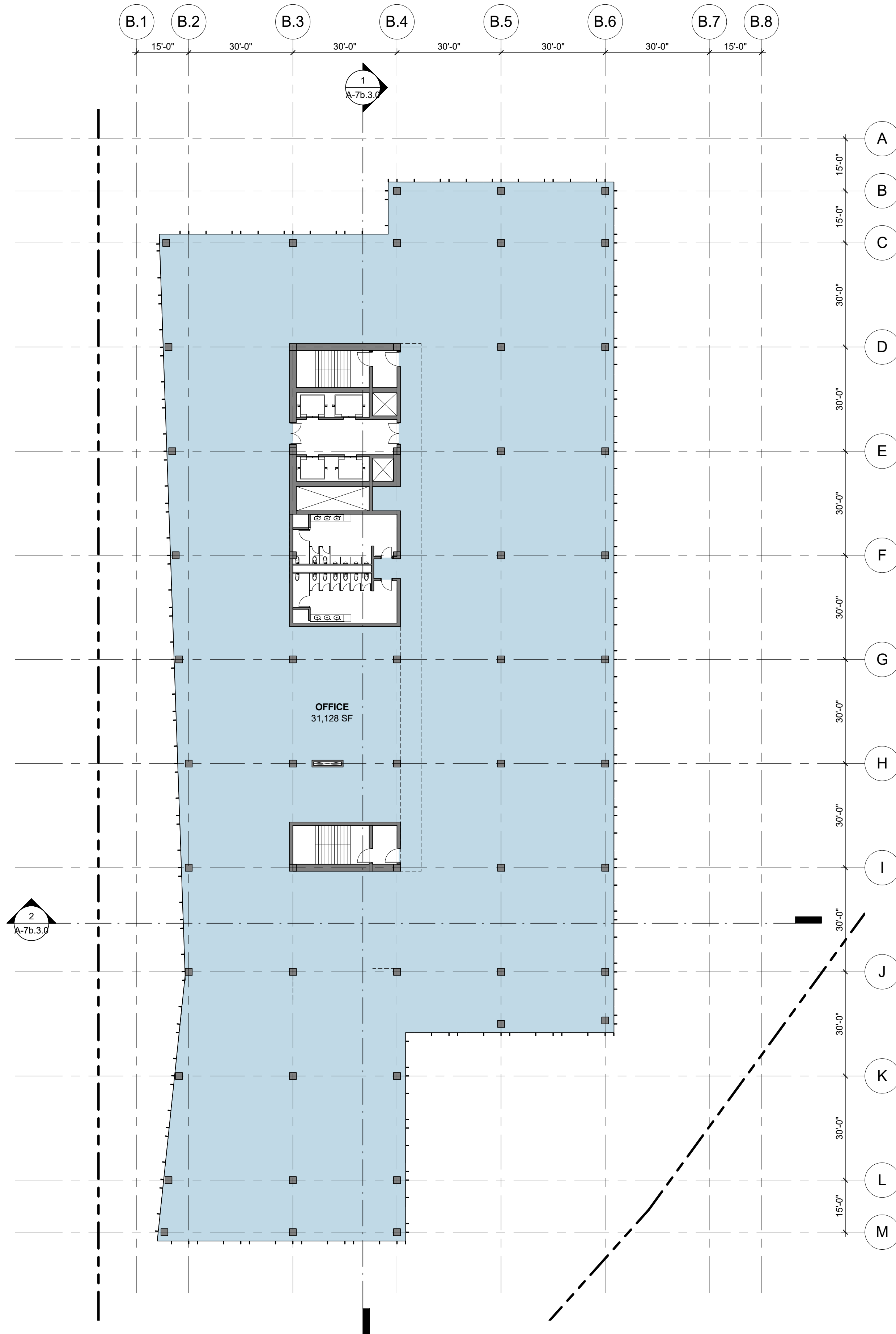
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6/18/2018 12:19:22 PM



1 FLOOR PLAN - LEVEL 7
1" = 20'-0"



2 FLOOR PLAN - LEVEL 8
1" = 20'-0"

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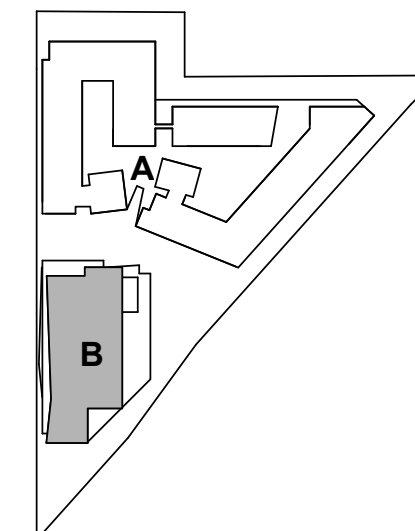
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

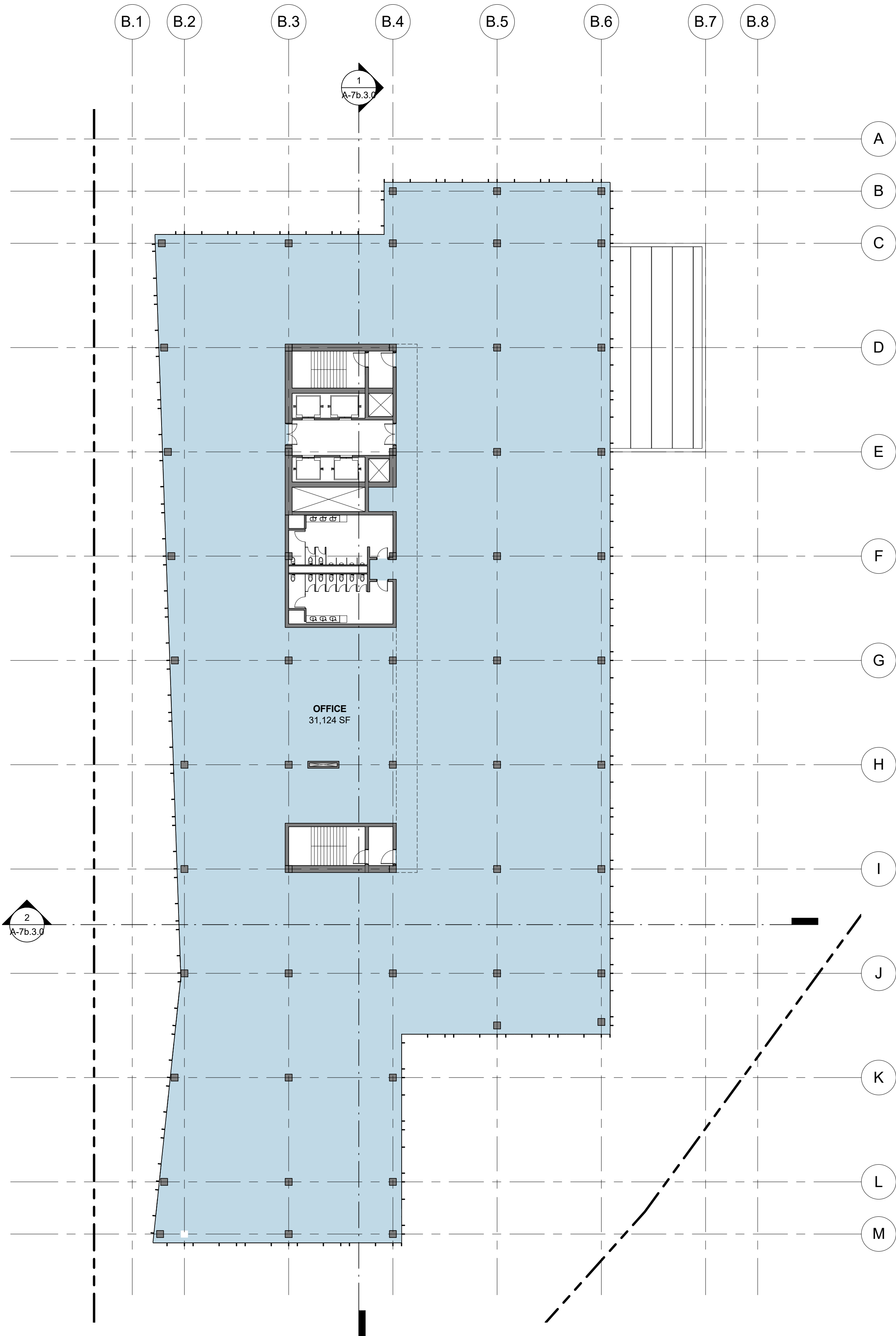
SHEET TITLE:

OFFICE - LEVEL 7 & 8
FLOOR PLANS

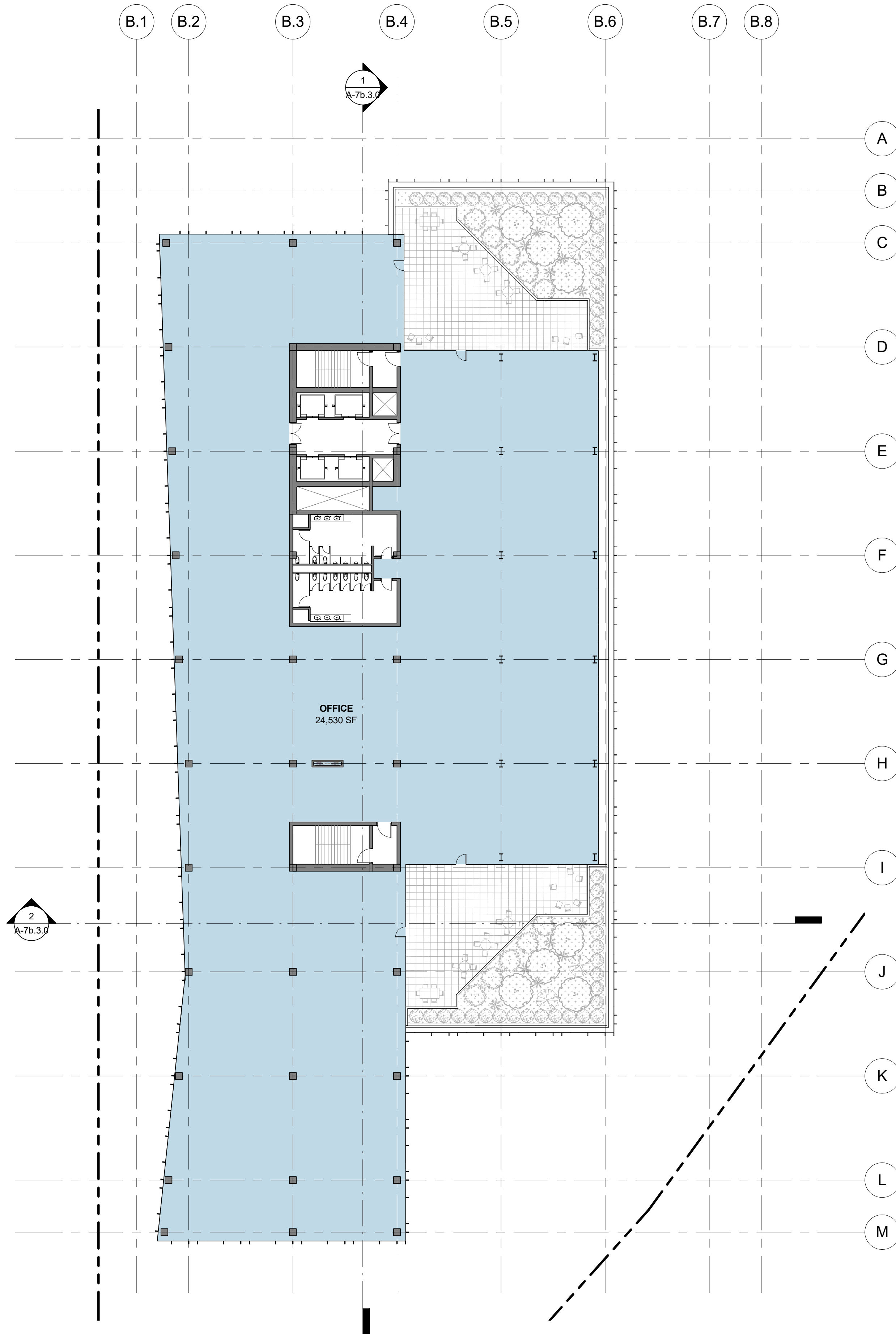
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1 FLOOR PLAN - LEVEL 9
1" = 20'-0"



2 FLOOR PLAN - LEVEL 10
1" = 20'-0"

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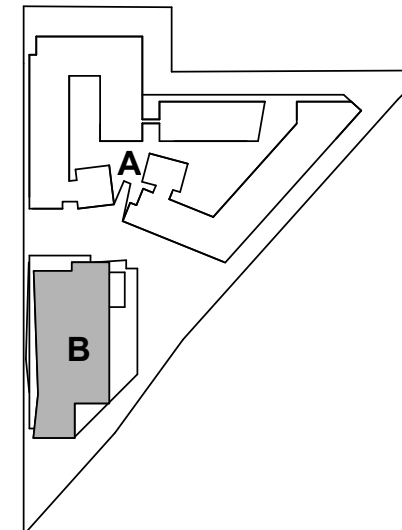
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

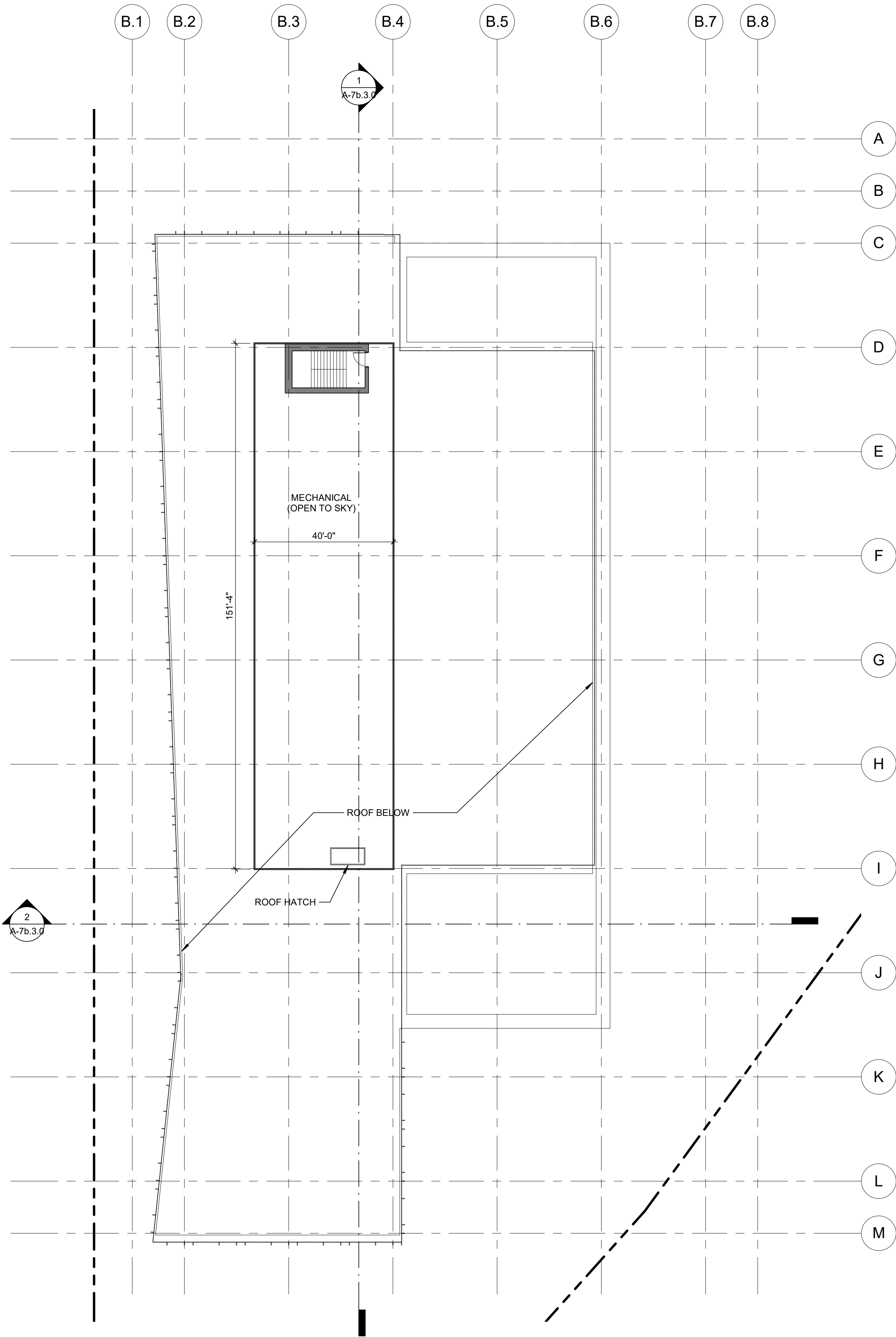
SHEET TITLE:

OFFICE - LEVEL 9 & 10
FLOOR PLANS

SHEET NO:

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1 ROOF PLAN
1" = 20'-0"



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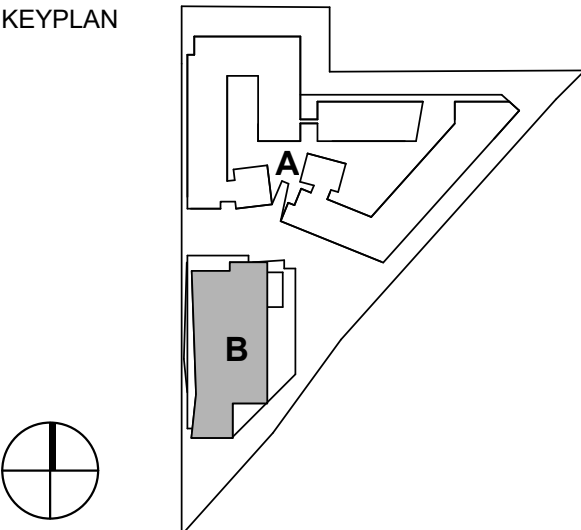
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE: 1" = 20'-0"

SHEET TITLE:

OFFICE - ROOF PLAN

SHEET NO:

A-9b.0.6



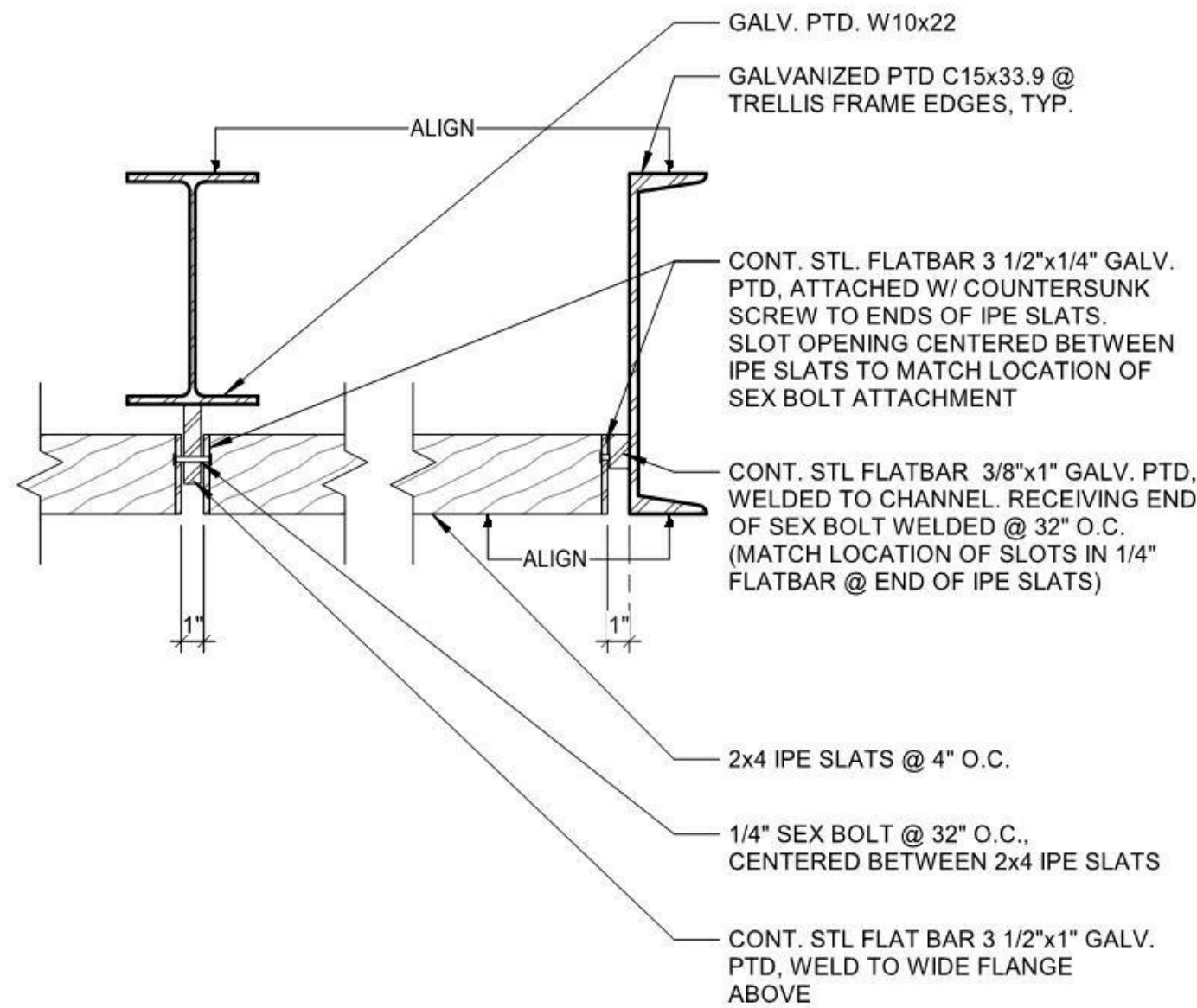
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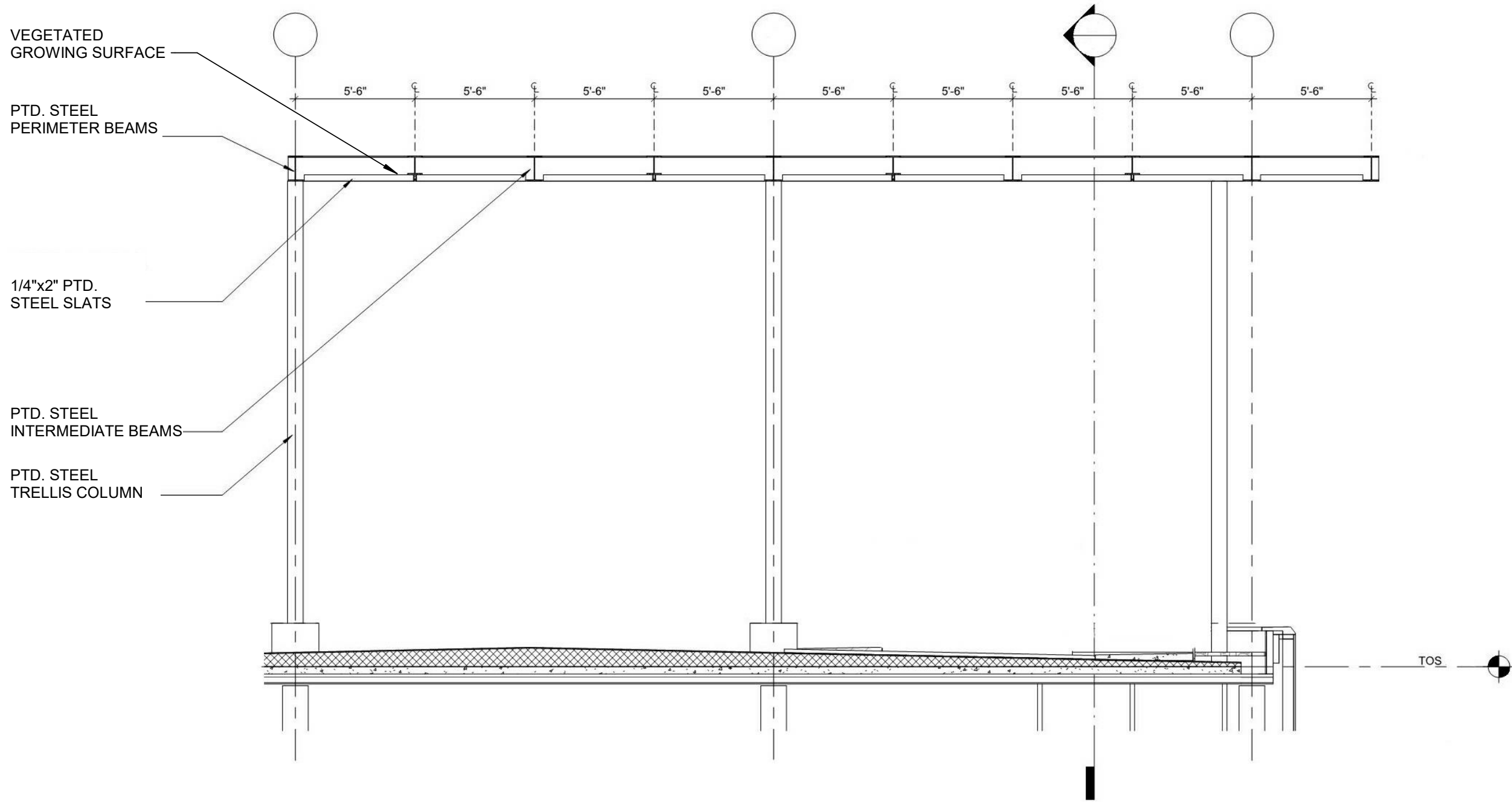
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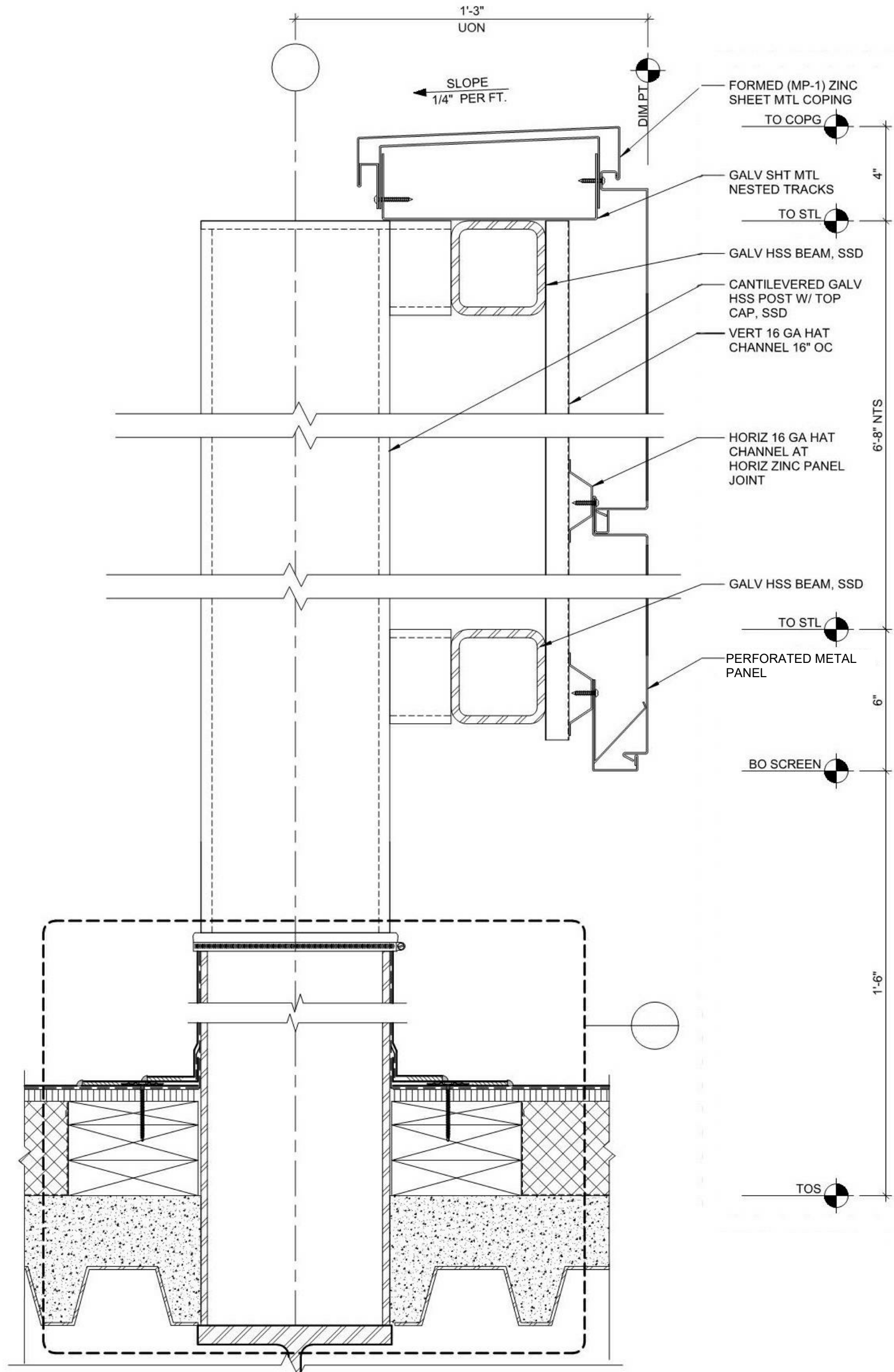
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3 DETAIL - SUNSHADE AT
RESIDENTIAL DECK
1" = 1'-0"



2 DETAIL - TRELLIS AT OFFICE TERRACE
3/16" = 1'-0"



1 DETAIL - MECHANICAL SCREEN AT
OFFICE ROOF
3" = 1'-0"

ISSUES	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

PLANNING NO.: PDC17-047
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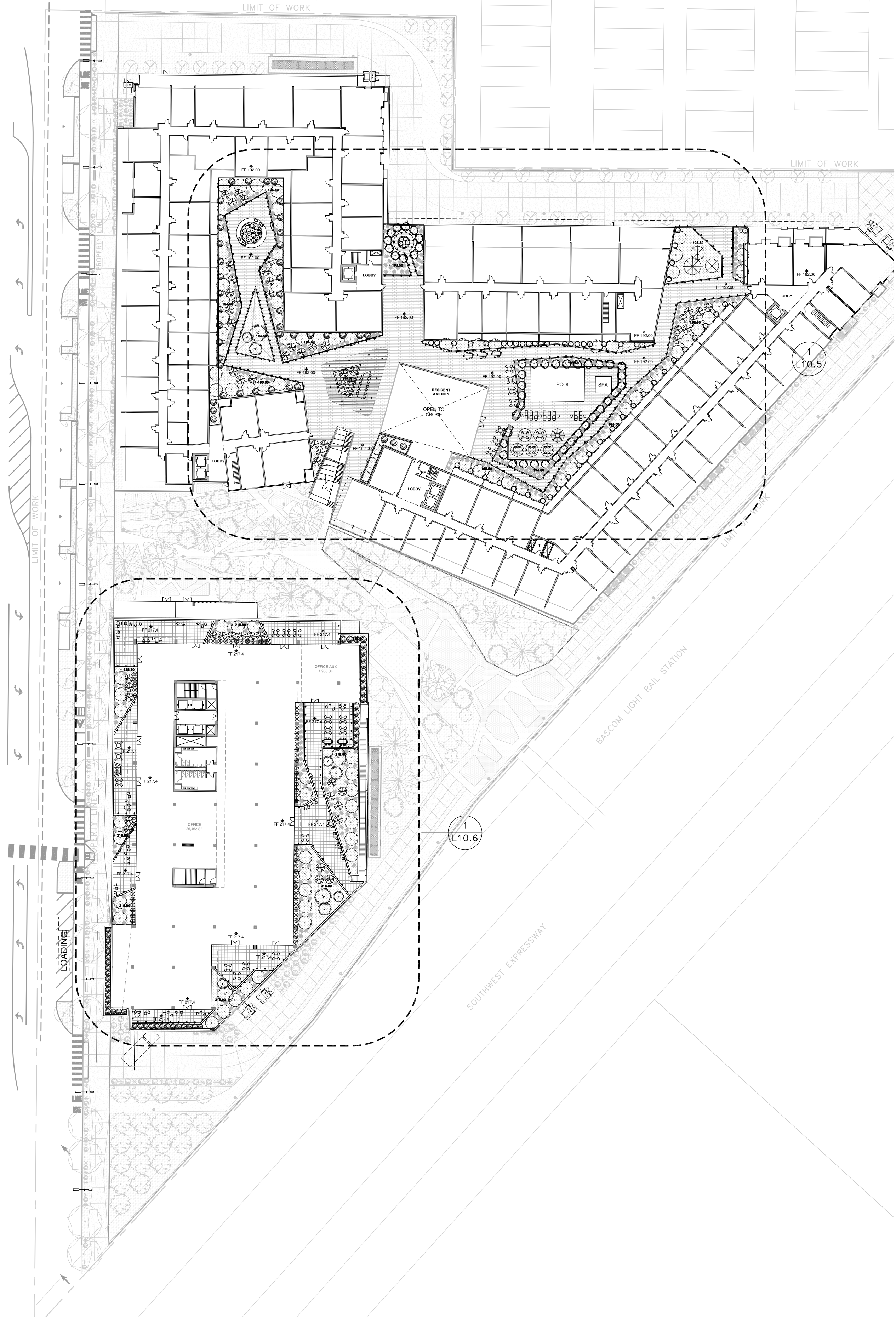
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CONCEPTUAL DETAILS

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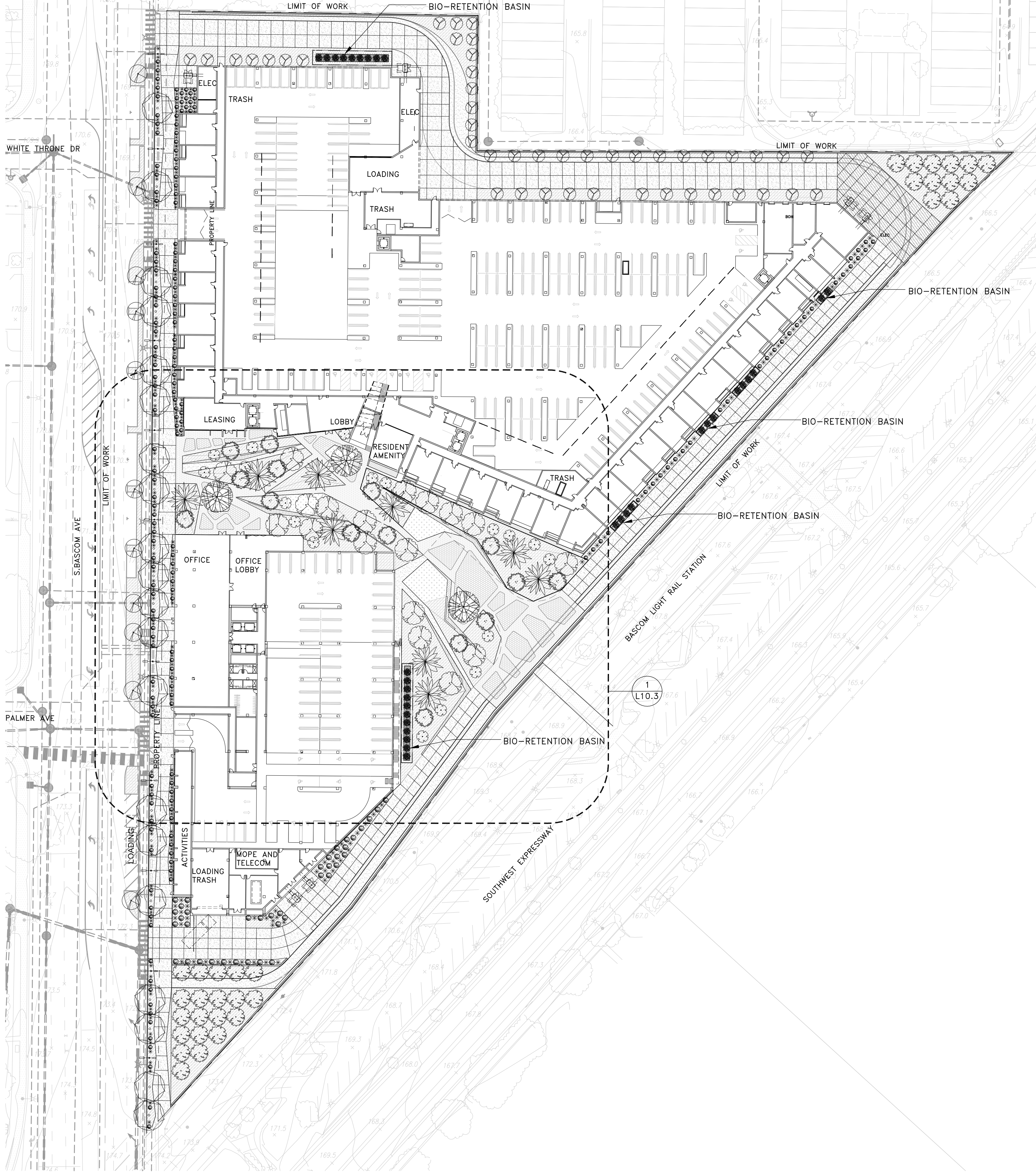
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PODIUM LEVEL KEY PLAN
SCALE: 1"=50'

02



GROUND FLOOR KEY PLAN
SCALE: 1"=50'

01



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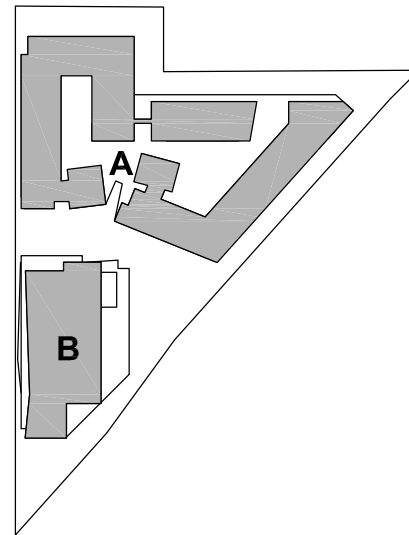
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.:PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:
LANDSCAPE KEY PLAN

SHEET NO:

L-10.1

6/6/2018 11:52:02 AM

TAG	SPECIES	DIAMETER	CONDITION	SUITABILITY FOR PRESERVATION	
14	HOLLY OAK	24	4	HIGH	POTENTIAL REMOVAL
15	BOTTLEBRUSH	21	3	MODERATE	TO BE REMOVED
16	MEXICAN FAN PALM	19.5	3	MODERATE	TO BE REMOVED
17	COMMON PRIVET	9,8,6,5,5,5	3	MODERATE	TO BE REMOVED
18	CITRUS	9.9	3	MODERATE	TO BE REMOVED
19	BLUE ATLAS CEDAR	58	3	LOW	TO BE REMOVED
20	BLUE ATLAS CEDAR	48	3	LOW	TO BE REMOVED
21	ITALIAN CYPRESS	16	5	HIGH	TO BE REMOVED
22	ITALIAN CYPRESS	22	5	HIGH	TO BE REMOVED
23	BOTTLEBRUSH	17,11	3	MODERATE	TO BE REMOVED
24	HOLLY OAK	10,7	3	MODERATE	POTENTIAL REMOVAL
25	LONDON PLANE	27	5	HIGH	POTENTIAL REMOVAL
26	BOTTLEBRUSH	10,9,7	3	LOW	TO BE REMOVED
27	CAMPHOR	17	1	LOW	TO BE REMOVED
28	BOTTLEBRUSH	11	3	LOW	TO BE REMOVED
29	GINKGO	11,8,6	3	LOW	TO BE REMOVED
30	VICTORIAN BOX	7,6	3	LOW	TO BE REMOVED
31	AUSTRALIAN WILLOW	18	3	LOW	TO BE REMOVED
32	AUSTRALIAN WILLOW	15,11	3	LOW	TO BE REMOVED
33	AUSTRALIAN WILLOW	18	3	LOW	TO BE REMOVED
34	MAYTEN	24	2	LOW	TO BE PRESERVED
35	NICHOL'S WILLOWLEAFED PEPPERMINT	28	3	MODERATE	TO BE REMOVED
36	AFRICAN FERN-PINE	11	3	MODERATE	TO BE PRESERVED
37	AFRICAN FERN-PINE	15	3	MODERATE	TO BE PRESERVED
38	RAYWOOD ASH	12	3	LOW	TO BE PRESERVED
39	RAYWOOD ASH	10	3	LOW	TO BE PRESERVED
40	RAYWOOD ASH	12	3	LOW	TO BE PRESERVED
41	AFRICAN FERN-PINE	12	3	MODERATE	TO BE PRESERVED
42	AFRICAN FERN-PINE	11	3	MODERATE	TO BE PRESERVED
43	AFRICAN FERN-PINE	10	3	MODERATE	TO BE PRESERVED
44	AFRICAN FERN-PINE	10	3	MODERATE	TO BE PRESERVED
45	RAYWOOD ASH	18	3	MODERATE	TO BE PRESERVED
46	RAYWOOD ASH	12	3	LOW	TO BE PRESERVED
47	RAYWOOD ASH	13	3	MODERATE	TO BE PRESERVED
48	RAYWOOD ASH	14	3	LOW	TO BE PRESERVED
49	RAYWOOD ASH	8	3	MODERATE	TO BE PRESERVED
50	RAYWOOD ASH	10	3	LOW	TO BE PRESERVED
51	RAYWOOD ASH	8	3	MODERATE	TO BE PRESERVED
52	RAYWOOD ASH	18	3	MODERATE	TO BE PRESERVED
53	RAYWOOD ASH	12	2	LOW	TO BE PRESERVED

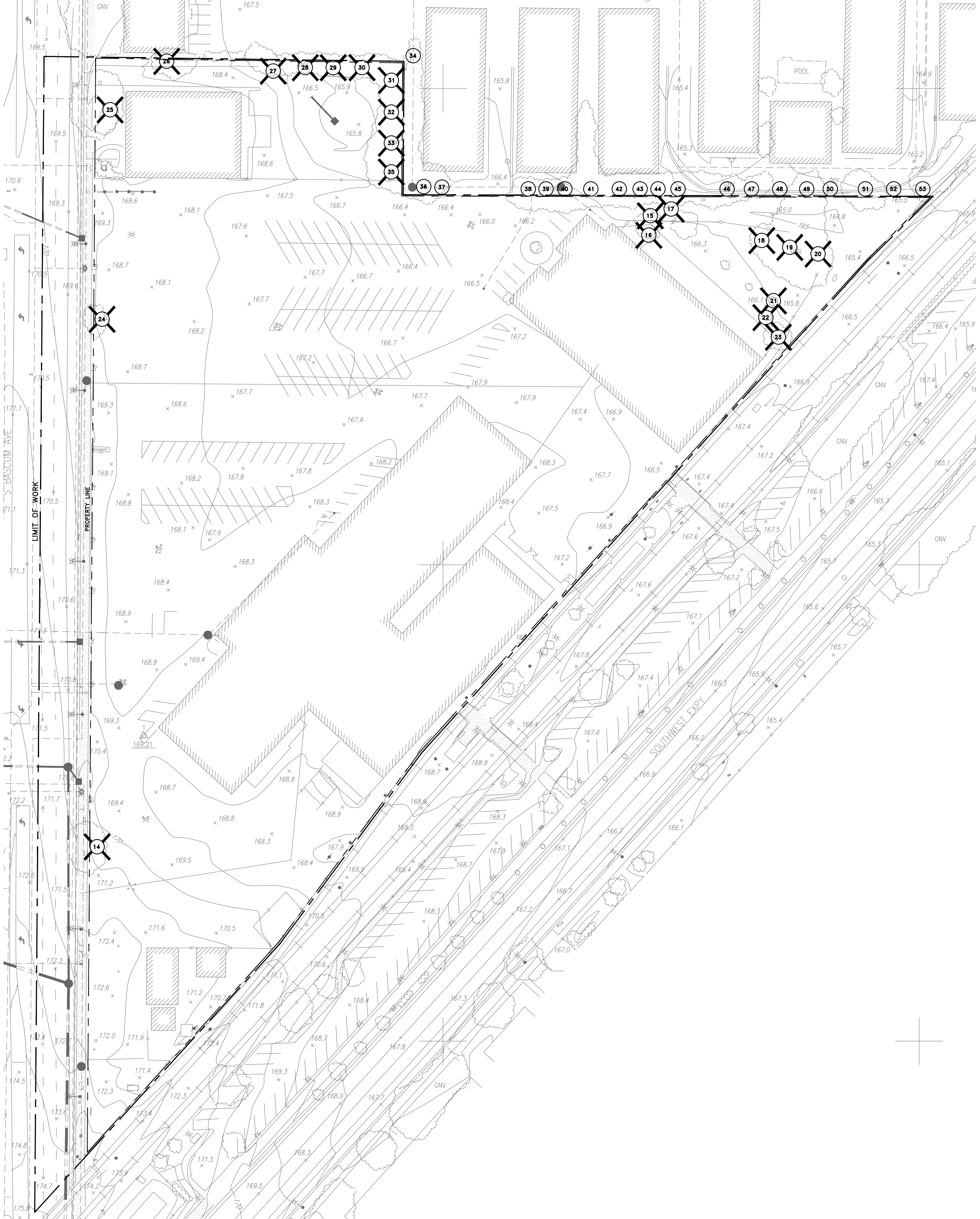
DIAMETER OF TREE	TYPE OF TREE	NUMBER OF TREES TO BE REMOVED	REQUIRED TREE REPLACEMENT
18" OR GREATER	NATIVE	0	0
18" OR GREATER	NON-NATIVE	16	64
12"-18"	NATIVE	0	0
12"-18"	NON-NATIVE	5	10
LESS THAN 12"	NATIVE	0	0
LESS THAN 12"	NON-NATIVE	0	0
TOTAL NUMBER OF TREES TO BE REMOVED:		21	74

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- xxx

TREE TO REMAIN
- xxx

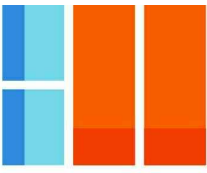
TREE TO BE REMOVED



GROUND FLOOR TREE REMOVAL PLAN

SCALE: 1"=50'

01



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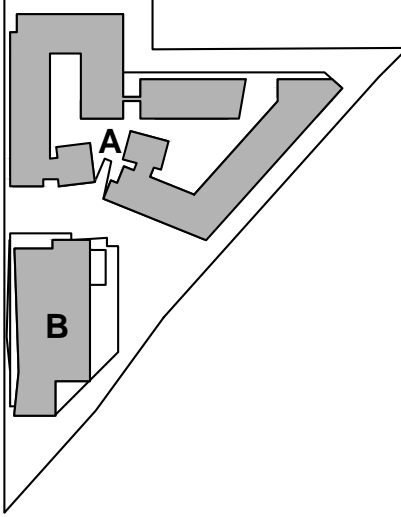
ISSUES	DATE
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GATEWAY STATION
- PLANNED
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ZONING

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SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

TREE REMOVAL PLAN

SHEET NO:

L-10.2

LEGEND

PAVING — GROUND LEVEL	
SYMBOL	DESCRIPTION
	CONCRETE PAVING TYPE 1
	CONCRETE PAVING TYPE 2
	CONCRETE PAVING TYPE 3 OR UNIT PAVERS
	DECOMPOSED GRANITE
	CAST IN PLACE CONCRETE

PLANTING — GROUND LEVEL	
SYMBOL	DESCRIPTION
	LAWN
	GROUND COVER
	BIO-RETENTION GROUND COVER

	QUERCUS AGRIFOLIA COAST LIVE OAK SPECIMEN	
	ARAUCAARIA ARAUCANA MONKEY PUZZLE TREE	
	GINGKO BILOBA MAIDENHAIR TREE	
	JACARANAD MIMOSIFOLIA JACARANDA	
	CEANOTHUS RAY HARTMAN RAY HARTMAN	
	CUPRESSUS MAROCARPA MONTEREY CYPRESS TOPIARY	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	
	ACER RUBRUM RED MAPLE	
	SITE PERIMETER TREE TYP 1	
	SHRUB TYPE 1	
	SHRUB TYPE 2	
	BIO-RETENTION SHRUB	

LIGHTING AND SITE FURNITURE — GROUND LEVEL	
SYMBOL	DESCRIPTION
	BASCOM STREET LIGHTING
	EVA SITE PERIMETER LIGHT POLE
	PARK LIGHT POLE
	STREET BENCH FURNISHING
	PARK PRE CAST BENCH/RETAINING WALL



GROUND FLOOR PLAN

SCALE: 1/16"=1'

01



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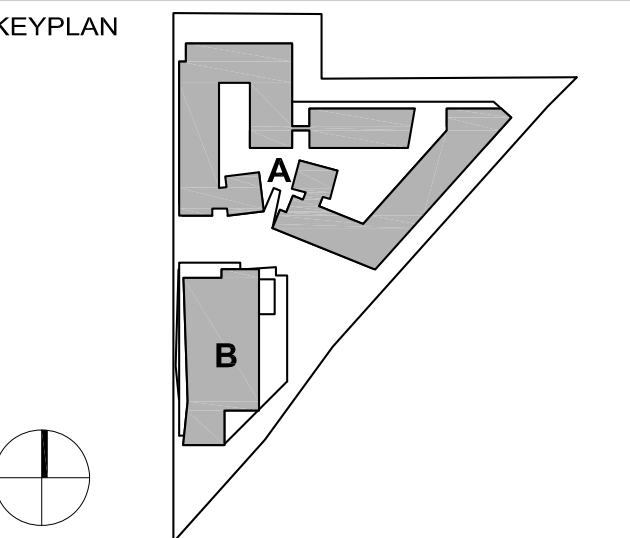
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GATEWAY STATION
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PLANNING NO.:PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

GROUND LEVEL LAYOUT,
MATERIAL, AND
PLANTING PLAN

SHEET NO:

L-10.3

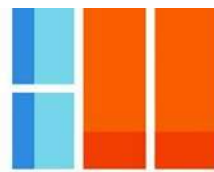
LEGEND



PODIUM LEVEL LAYOUT, MATERIAL AND PLANTING PLAN

SCALE: 1/16"=1'

01



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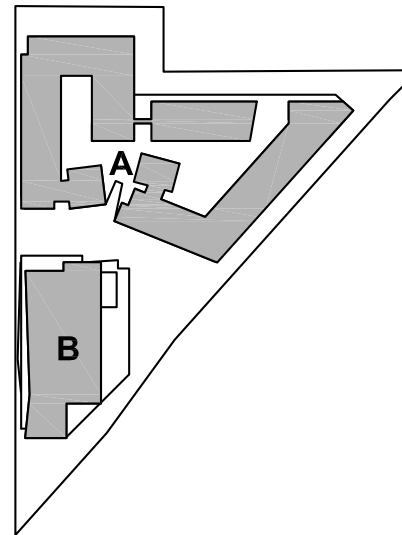
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KEYPLAN



PLANNING NO.:PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

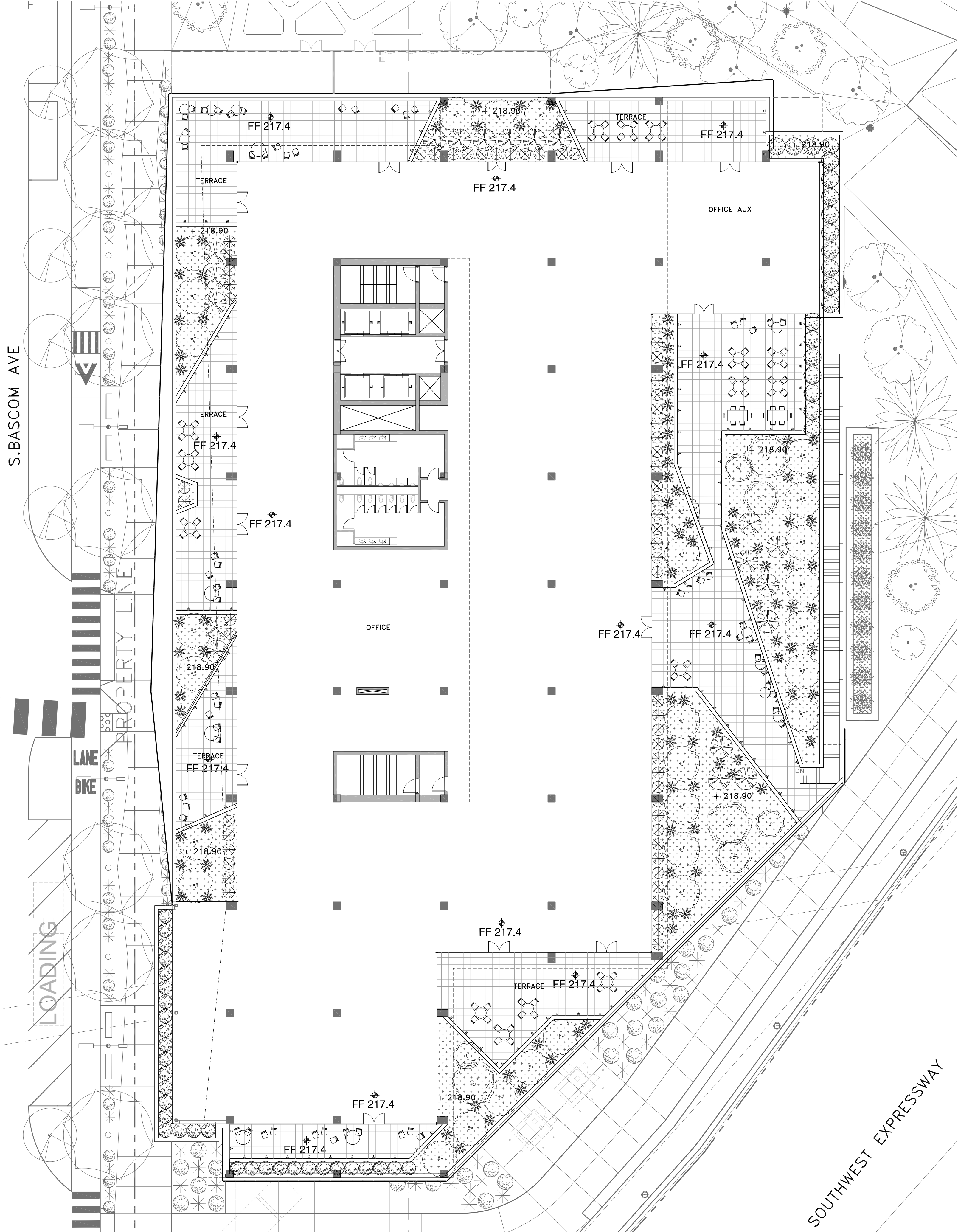
PODIUM LEVEL LAYOUT,
MATERIAL, AND
PLANTING PLAN

SHEET NO:

L-10.4

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LEGEND



ROOF LEVEL LAYOUT, MATERIAL AND PLANTING PLAN

SCALE: 1/16"=1'

01



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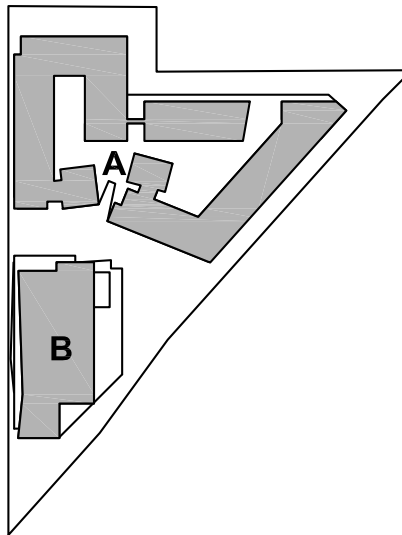
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GATEWAY STATION
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1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.:PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:
ROOF LEVEL LAYOUT,
MATERIAL, AND
PLANTING PLAN

SHEET NO:
L-10.5

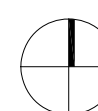


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SAN JOSE, CA 95128



SHEET TITLE:

SHEET NO:

L-10.6



SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1 1/2" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"



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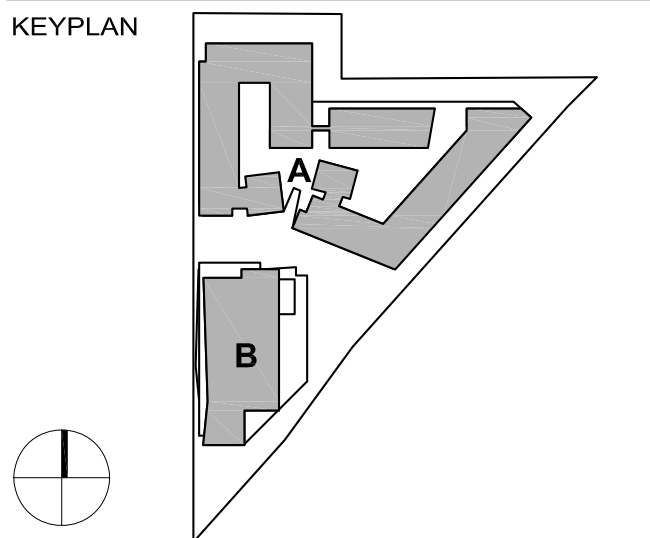
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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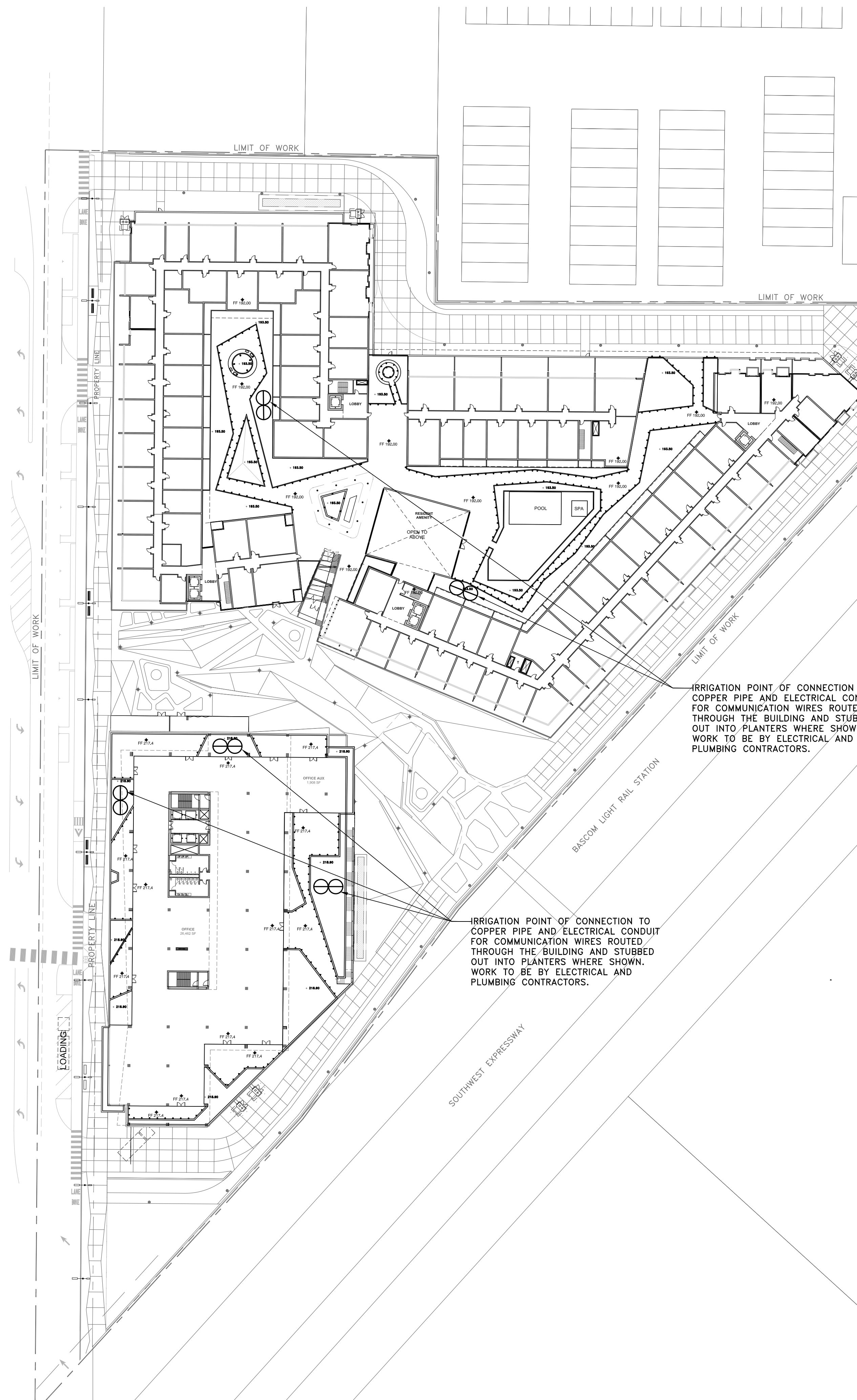
PLANNING NO.:PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

IRRIGATION PLAN

SHEET NO:

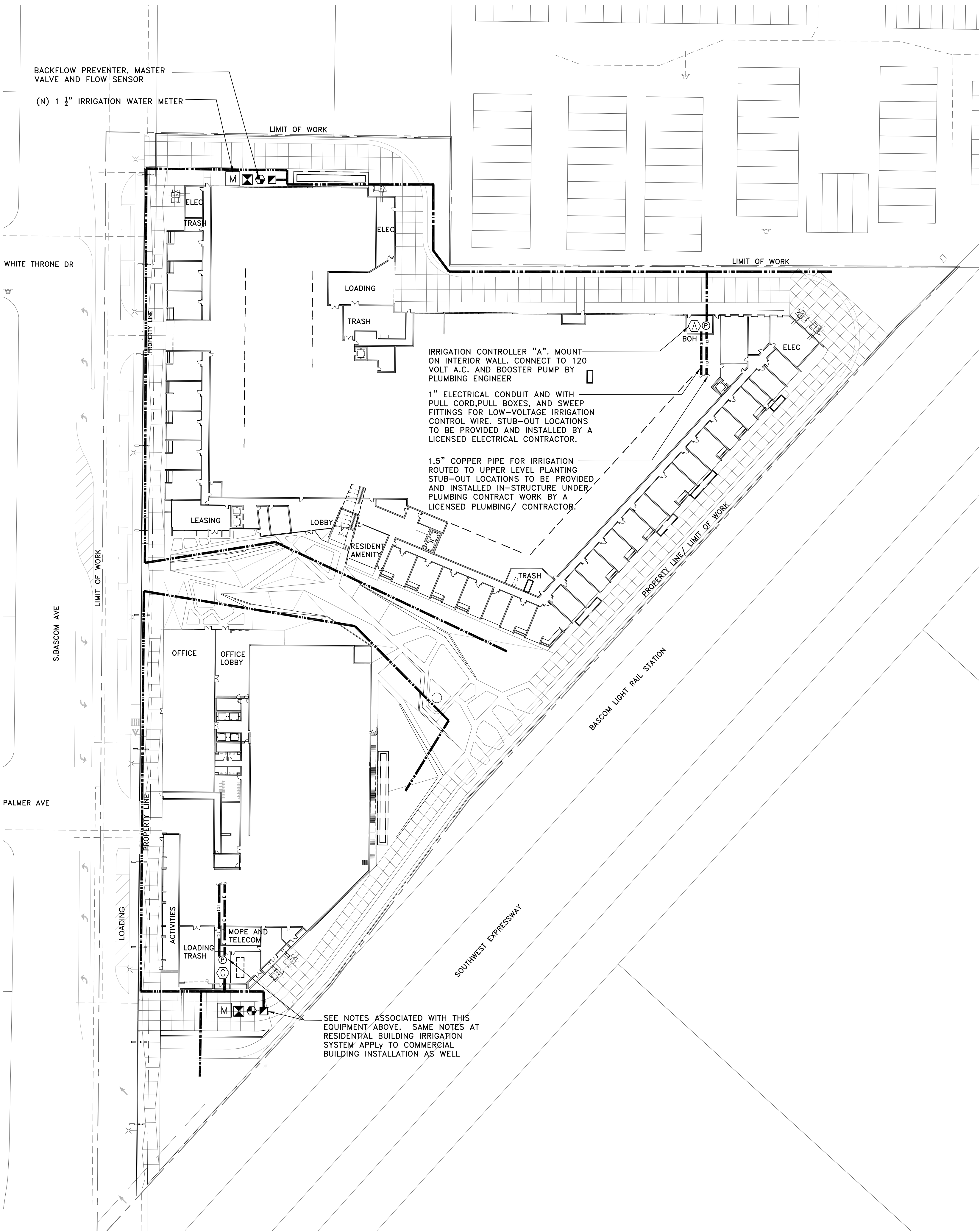
L-10.7



PODIUM LEVEL IRRIGATION PLAN

SCALE: 1"=50'

02

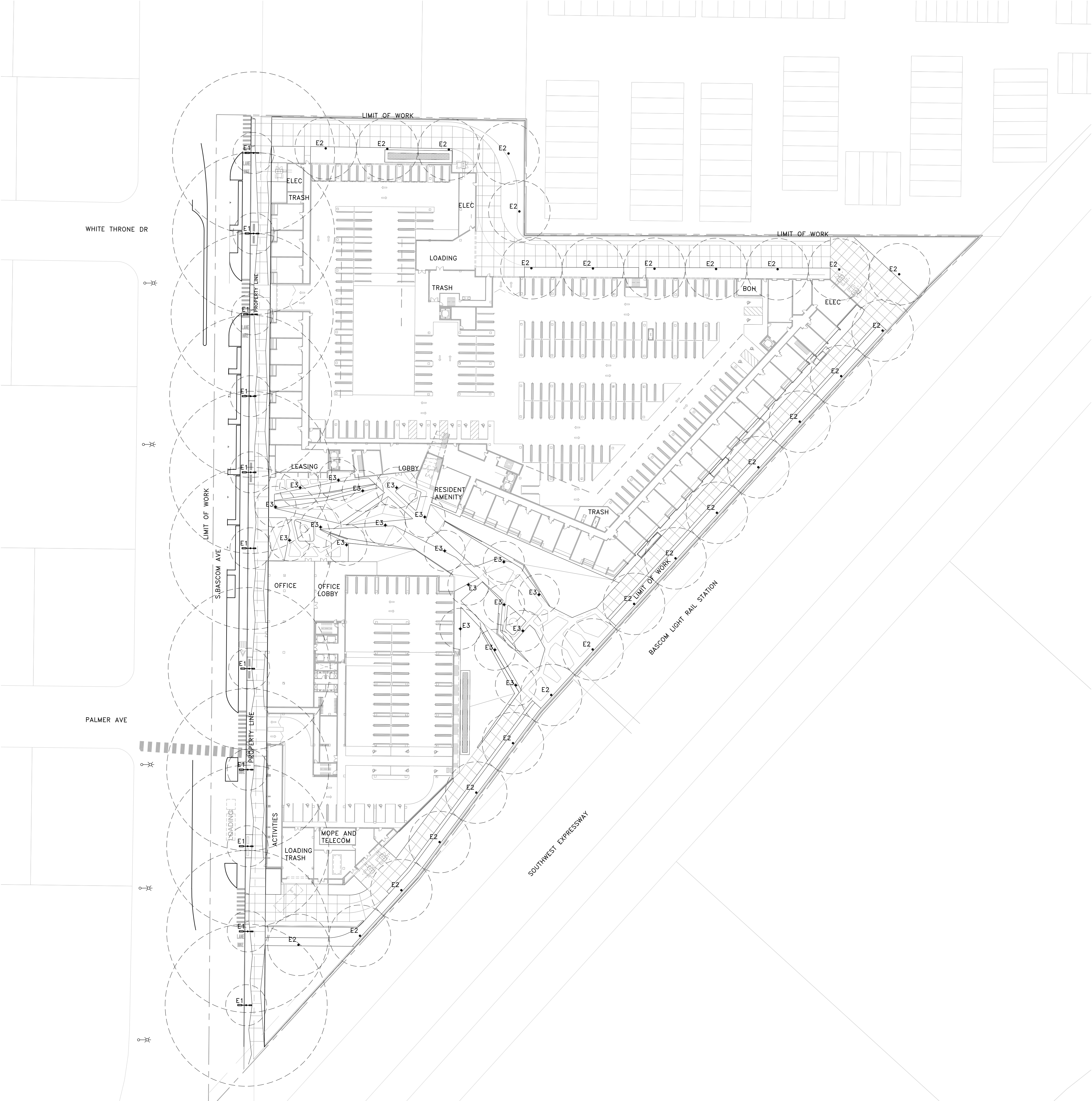
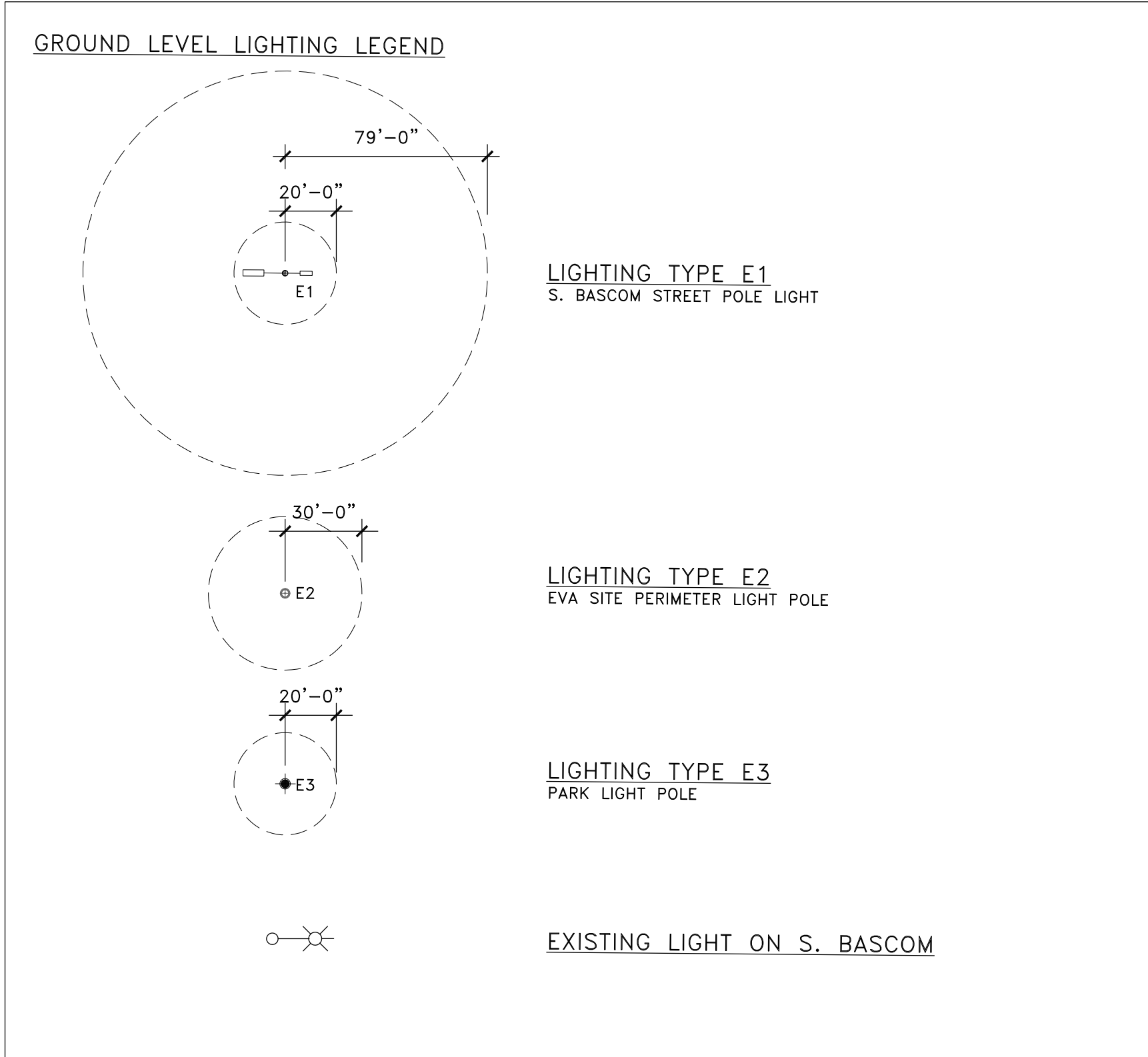


GROUND FLOOR IRRIGATION PLAN

SCALE: 1"=50'

01

6/6/2018 11:52:02 AM



GROUND FLOOR LIGHTING PLAN

SCALE: 1"=50'

01



BAYWEST
DEVELOPMENT

WRNSSTUDIO

501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO, CA 94107
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415.359.9100 FAX
WWW.WRNSSTUDIO.COM



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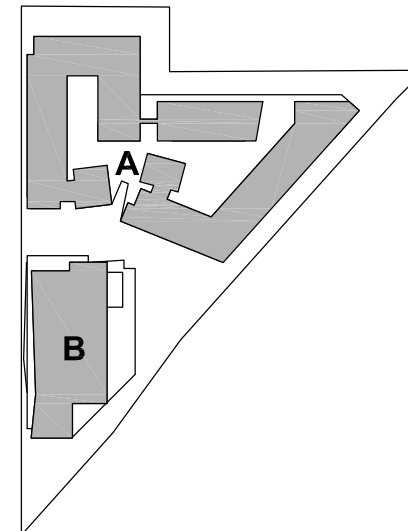
ISSUES	DATE
PLANNED DEVELOPMENT PERMIT	06/19/2018

#	REVISION LIST	DATE
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.:PDC17-047
PROJECT NO.: 17019.00
DATE: JUNE 19, 2018
SCALE:

SHEET TITLE:

LIGHTING PLAN

SHEET NO:

L-11.1

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If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

6/6/2018 11:52:02 AM

PODIUM LEVEL KEY PLAN

SCALE: 1"=50'

02

GROUND FLOOR KEY PLAN

SCALE: 1"=50'

01

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WRNSSTUDIO

501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO, CA 94107
415.489.2224 TEL
415.359.9100 FAX
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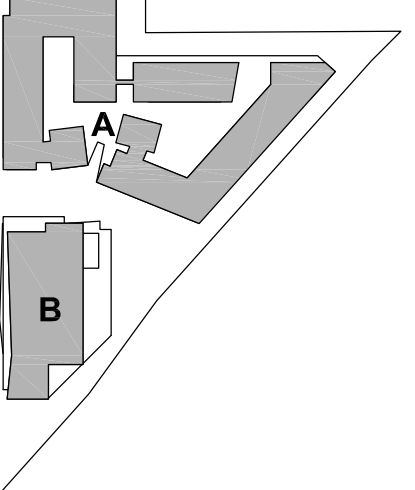
PLANNED DEVELOPMENT PERMIT 06/19/2018

REVISION LIST DATE

GATEWAY STATION - PLANNED DEVELOPMENT ZONING

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SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047

PROJECT NO.: 17019.00

DATE: JUNE 19, 2018

SCALE:

SHEET TITLE:

LANDSCAPE KEY PLAN

SHEET NO:

L-10.1